

PB# 05-32

**John Pizzo
(SP)**

4-3-8

05-32 John Pizzo Site Plan
Temple Hill Rd - (SHAW)
~~CROWN~~

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: December 7, 2007

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
FOR A SITE PLAN APPLICATION**

**PIZZO SITE PLAN
PB #05-32**

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by John L. Pizzo Enterprises, LLC (the "applicant") for a project described as the "Pizzo Site Plan";

WHEREAS, the subject site consists of 0.80 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 4, block 1, and lot 11.1 (SBL 4-1-11.1); and

WHEREAS, the action involves a request for a site plan approval for an office building; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, a duly advertised public hearing on the application for site plan approval was held on September 26, 2007 at which time all those wishing to be heard were given the opportunity to heard; and

WHEREAS, on September 26, 2007 the public hearing on the application for site plan approval was closed; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP has not yet responded OCDP responded on September 26, 2007 recommending approval subject to certain conditions, which the Planning Board overrode; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of 8 sheets, prepared by Shaw Engineering dated May 2, 2006 and last revised on July 24, 2007; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of site plan and special use permit.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member Schlesinger, seconded by Member Brown, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent
Member, Howard Brown	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent
Member, Neil Schlesinger	<input checked="" type="radio"/> Aye	<input type="radio"/> Nay	<input type="radio"/> Abstain	<input type="radio"/> Absent

Member, Henry Vanleeuwen

Aye Nay Abstain

Absent

Chairman, Genaro Argenio

Aye

Nay

Abstain

Absent

Alternate, Henry Schieble


Aye

Nay

Abstain

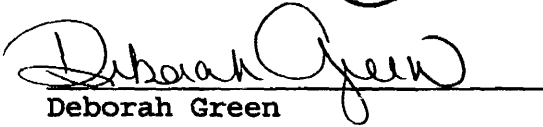
Absent

Dated: October 24, 2007
New Windsor, New York

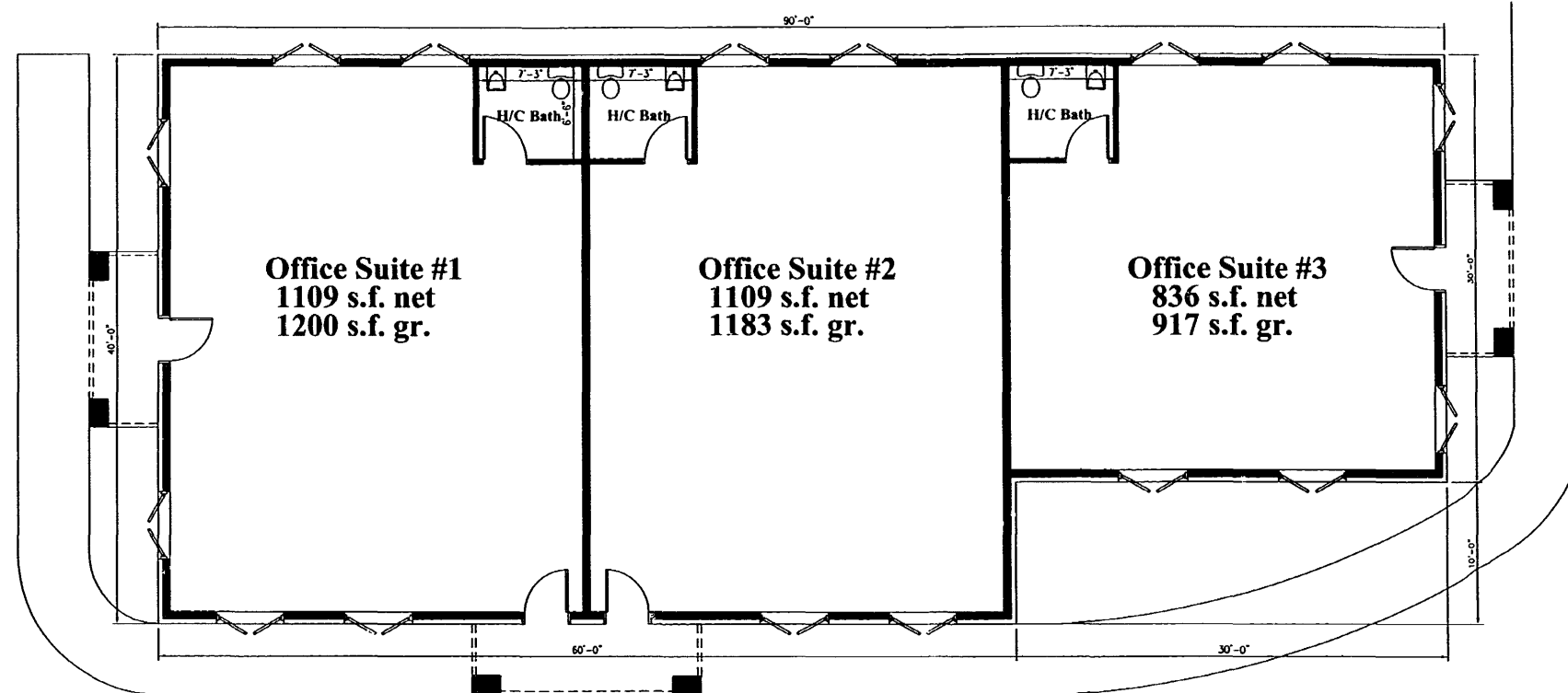


Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 28th day
of October, 2007.



Deborah Green
Town Clerk



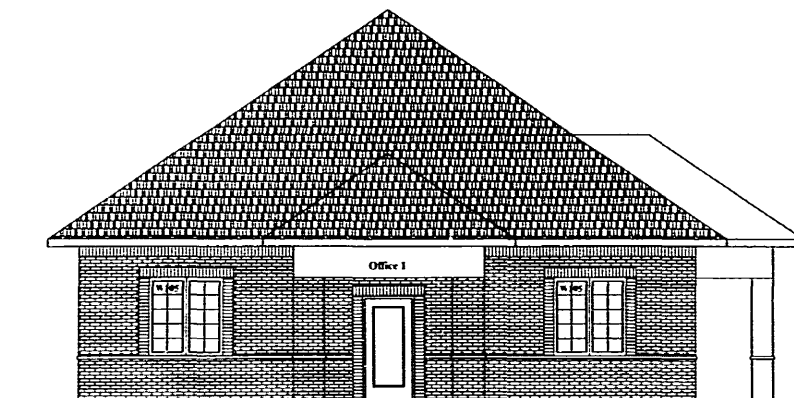
1 FIRST FLOOR PLAN
 A1 Scale: 3/16"=1'-0" 3300 S.F.



2 EAST ELEVATION
 A1 Scale: 3/16"=1'-0"



3 NORTH ELEVATION
 A1 Scale: 3/16"=1'-0"



4 WEST ELEVATION
 A1 Scale: 3/16"=1'-0"



5 SOUTH ELEVATION
 A1 Scale: 3/16"=1'-0"

COPPOLASSOCIATES

Design, Architecture & Planning
 3 Washington Center
 Second Floor
 Newburgh, NY 12550
 TEL: 845-561-3559
 FAX: 845-561-2051
 coppolassociates@verizon.net

LICENSE NUMBER: 018849

* NEW OFFICE BUILDING FOR *

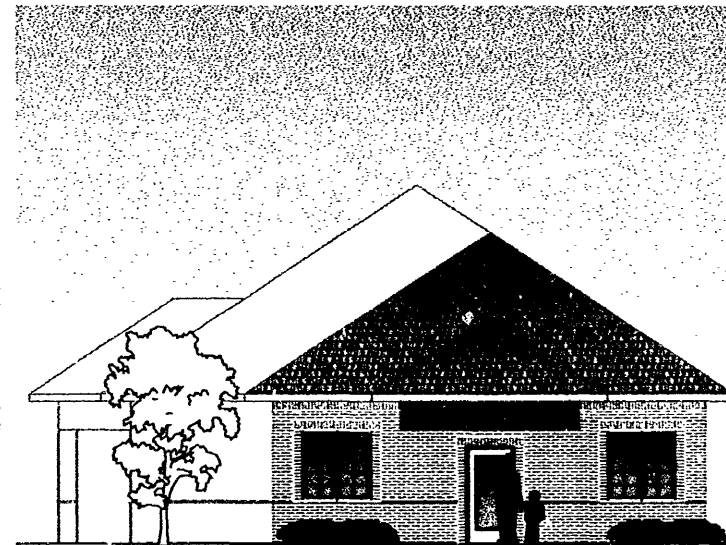
**John L. Pizzo
 Enterprises,
 LLC**

LITTLE BRITAIN ROAD,
 TOWN OF NEW
 WINDSOR, NEW YORK

**FIRST FLOOR
 PLAN &
 ELEVATIONS**

REVISIONS	
DATE	
PROJECT NUMBER	
SHEET NUMBER	

A1



1 East Elevation
A1 Scale: 3/16"=1'-0"



2 North Elevation- Route 207
A1 Scale: 3/16"=1'-0"

FIBERGLASS SHINGLES
GAF TIMBERLINE PEPPER GRAY BLEND
WHITE ALUMINUM SOFFIT & FASCIA
STO ACCENT SIGN BOARDS
"SIGN" J31414
RED BRICK-
BELDEN "470-470 A"
WHITE WINDOW FRAMES
LIMESTONE SILL



3 West Elevation- Temple Hill Road
A1 Scale: 3/16"=1'-0"



4 South Elevation- Little Britain Road
A1 Scale: 3/16"=1'-0"

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"NEW OFFICE BUILDING FOR"

John L. Pizzo
Enterprises,
LLC

LITTLE BRITAIN ROAD,
TOWN OF NEW
WINDSOR, NEW YORK

ELEVATIONS

REVISIONS	DATE
	3/15/07
	PROJECT NUMBER
	06-125
	SHEET NUMBER

A1

**RESOLUTION GRANTING SITE PLAN APPROVAL
FOR AN OFFICE BUILDING**

**PIZZO SITE PLAN
PB #05-32**

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by John L. Pizzo Enterprises, LLC (the "applicant") for a project described as the "Pizzo Site Plan";

WHEREAS, the subject site consists of 0.80 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 4, block 1, and lot 11.1 (SBL 4-1-11.1); and

WHEREAS, the action involves a request for a site plan approval for an office building; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, a duly advertised public hearing on the application for site plan approval was held on September 26, 2007 at which time all those wishing to be heard were given the opportunity to heard; and

WHEREAS, on September 26, 2007 the public hearing on the application for site plan approval was closed; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on September 26, 2007 recommending approval subject to certain conditions, which the Planning Board overrode; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and

other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of 8 sheets, prepared by Shaw Engineering dated May 2, 2006 and last revised on July 24, 2007; and

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of site plan and special use permit.

NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the site plan subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit an estimate for the costs of the common improvements, which estimate shall be reviewed and approved by the Planning Board engineer;
5. The applicant shall provide performance security in amount and form acceptable to the Planning Board engineer and attorney;
6. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

Upon motion made by Member Schlesinger, seconded by Member Brown, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher

Aye

Nay Abstain Absent

Member, Howard Brown

Aye Nay Abstain Absent

Member, Neil Schlesinger

Aye Nay Abstain Absent

Member, Henry Vanleeuwen

Aye Nay Abstain Absent

Chairman, Genaro Argenio

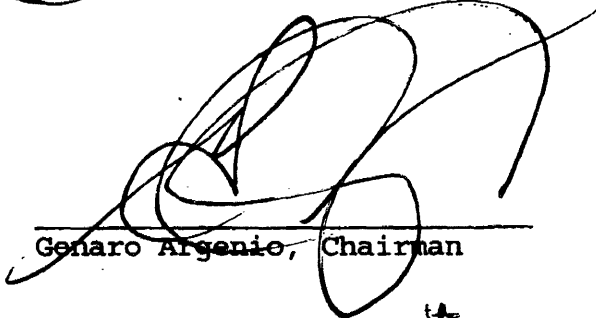
Aye Nay Abstain Absent

- - -

Alternate, Henry Schieble


Aye Nay Abstain Absent

Dated: October 24, 2007
New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 28th day
of October, 2007.



Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD
COUNTY OF ORANGE**

NEGATIVE DECLARATION

*Pizzo Site Plan
PB # 5-32
(S-B-L: 4-3-8)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Coordinated review of this Unlisted Action.

Name of Project: Pizzo Site Plan
Action Type: Unlisted Action; Coordinated Review
Location: Town of New Windsor, County of Orange
Location: NYS Routes 207 & 300
Zoning District: PO
Tax Map Parcel: Section 4, Block 3, Lot 8

Summary of Action:

The action involves a request for amended site plan approval to develop a 3,300 square foot office building to a currently vacant parcel in the PO zone.

Reasons Supporting the Negative Declaration:

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting amended site plan approval to this site plan application.

With respect to traffic patterns, traffic safety and emergency access, the proposed lots will have access to Routes 207 and 300, which are state roads. With respect to water and sewer resources, the lot will be served by public water and sewer. The site does not constitute significant habitat area for flora or fauna. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, nor public service demands would be significant or excessive for the new office building. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: October 24, 2007
Agency Address: Town of New Windsor Planning Board
Town Hall – 555 Union Avenue
New Windsor, New York 12553
Tel. (845) 563-4615
Contact Person: Genaro Argenio, Planning Board Chairman

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

11/07/2007 PLANS STAMPED APPROVED

09/26/2007 P.B. APPEARANCE ND:CL PH; APPR COND
. NEED COST ESTIMATE

05/10/2006 P.B. APPEARANCE REFER TO ZBA
. NEW ENGINEER TAKING OVER THE PROJECT - BOARD REVIEWED NEW
. PLAN AND REFERRED SAME TO ZBA WITH FAVORABLE RECOMMENDATION
. NEED RENDERING OF BUILDING WHEN RETURN TO PLANNING BOARD -
. PROPERTY IS IN A HISTORIC ZONE.

09/28/2005 P.B. APPEARANCE REFER TO ZBA
. WITH POSITIVE RECOMMENDATION

07/21/2005 WORK SHOP APPEARANCE SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/26/2005	EAF SUBMITTED	09/26/2005	WITH APPLIC
ORIG	09/26/2005	CIRCULATE TO INVOLVED AGENCIES	03/14/2007	LA LTR
ORIG	09/26/2005	LEAD AGENCY DECLARED	09/26/2007	TOOK LA
ORIG	09/26/2005	DECLARATION (POS/NEG)	09/26/2007	DECL NEG DEC
ORIG	09/26/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PUBLIC HEARING HELD	09/26/2007	CLOSED PH
ORIG	09/26/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PRELIMINARY APPROVAL	/ /	
ORIG	09/26/2005		/ /	
ORIG	09/26/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No: 5-32

File Date:09/26/2005

SEC-BLK-LOT:4-1-11-1

Project Name:PIZZO SITE PLAN PA2005-951

Type:3

Owner's Name:JOHN PIZZO

Phone:(845) 561-2919

Address:31 DOGWOOD HILL ROAD - NEWBURGH, NY 12553

Applicant's Name:JOHN PIZZO

Phone:(845) 561-2919

Address:31 DOGWOOD HILL ROAD - NEWBURGH, NY 12553

Preparer's Name:SHAW ENGINEERING

Phone:(845) 561-3695

Address:744 BROADWAY - NEWBURGH, NY 12550

Proxy/Attny's Name:

Phone:

Address:

Notify:JOHN PIZZO 561-7857 (FAX)

Phone:(845) 561-7857

Location:CORNER TEMPLE HILL AND LITTLE BRITAIN ROADS

Acreage	Zoned	Prop-Class	Stage	Status
0.795	PO	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
11/28/2007	NEWB			

Appl for:PROFESSIONAL OFFICE BUILDING WITH PARKING AREA

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

PUBLIC HEARINGS:

JOHN PIZZO SITE PLAN (07-32)

MR. ARGENIO: Next is John Pizza site plan.

Mr. Gregory Shaw of Shaw Engineering and Mr. Anthony Coppola appeared before the board for this proposal.

MR. ARGENIO: I see Mr. Shaw coming up. Greg, you're certainly familiar with the routine here, if you can give us a quick overview of this Shaw.

MR. SHAW: Briefly if I can.

MR. ARGENIO: Application proposes development of 3,300 square foot building, office building on the triangular parcel over near Helmer's property. This application was previously reviewed at the 10 May, 2006, 14 March, 2007 planning board meetings. And we're here for a public hearing. Greg, give us a quick overview and then I'd like to open it up to the public and get some input from them and then we'll review it again as a board.

MR. SHAW: As you said, it's a 3,300 square foot office building in a PO zone situated on 8/10 of an acre. Very early on in the preparation of this plan, we were forced to go to the ZBA to get variances for front yard setback. This piece is quite unique in that it has three front yards and only front yards, so with that, we petitioned and we received our variances in November, 2006. Following that--

MR. ARGENIO: What were the variances exactly?

MR. SHAW: For three front yard setbacks in the, look in the zone schedule, excuse me, four variances, one for minimum lot area, even though that's a pre-existing non-conforming condition, then eight foot on Temple

Hill Road, 15 feet again front yard on New York State Route 207 and finally a foot on Little Britain Road.

MR. ARGENIO: I also see that you received a variance for the width of your fire lanes?

MR. SHAW: That basically followed receiving of the variances. After that, we met with the DOT and we submitted to them our drainage study cause we're going to be providing underground detention to collect the storm water and detain it and they pretty much, well, they did, they blessed the highway entrance where it's presently located. Again, we have to file the formal documents for the permit but both the drainage and highway entrance were found to be acceptable. When we returned back to the planning board at the last time there were some issues with respect to the fire inspector's office, they had two comments the comments one was that we did not have 30 feet in front of the building which was in accordance with the town's local code. And at that point, we petitioned and got a variance for that. The second issue was that they did not have room to take a vehicle and turn it around on the site, they needed a second access out of the site so we in turn designed the slip lane onto Route 207 one way to exit the parking lot.

MR. ARGENIO: Left turn only?

MR. SHAW: Yes. And then we had to return back to the DOT to find out if that would be permitted by them. In talking to Glen Boucher, he stated that it would be, again, we have to file the documents for the permit but at least I can represent to the board that the DOT has looked at these two entrances and will permit them if satisfactory documentation is submitted. Other than that, we're obligated to provide 22 parking spaces for the 3,300 square foot office building, we're providing 34 and we're before you tonight for conditional site plan approval cause we believe we have met all the

September 26, 2007

7

conditions of the town and the other involved agencies.
Thank you.

MR. ARGENIO: On the 12th day of September, 2007, four addressed envelopes went out with the notice of public hearing for this application. If there's anybody here in the audience who'd like to speak for or against this application, would you please raise your hand, be recognized and you'll be afforded an opportunity to speak. As I don't see any hands, I'll accept a motion that we close the public hearing at this time.

MR. BROWN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board close the public hearing for the Pizzo site plan on 207 and 300. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I'm going to open it up to the board now for them to review it. We did talk about the drainage quite extensively, Greg, as I recall we talked about the underground storage and you needing the capacity of underground storage. While the board members take a look at the plan, I'm going to attempt to get into a couple of procedural things here. If anybody deems appropriate at this time, I'll accept a motion we declare a negative dec under the SEQRA process for this application.

September 26, 2007

8

MR. SCHLESINGER: Make a motion we declare negative dec.

MR. ARGENIO: Did we do lead agency?

MR. EDSALL: You took lead agency on March 14.

MR. ARGENIO: So we can do the negative dec. I'll accept a motion.

MR. SCHLESINGER: Motion made.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative dec on the Pizzo subdivision. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Guys, take your time, take a look at it, it's an important piece in the town, it's certainly high visibility. Greg, what's the dumpster enclosure made out of? I know we had a discussion about it, what's the dumpster enclosure made of? I think Mr. Van Leeuwen brought that up at the last time you were here, just refresh our recollection, please.

MR. SHAW: What happened was you're right, it was brought up by the board and in dealing with this issue, I spoke to Anthony Coppola who's the project architect

on it, the best way to address it, matter of fact, it was a suggestion by your engineer that maybe the face of the refuse enclosure could be made out of the brick, similar to the brick of the building so it would blend into the building and we could use the face of the wall that's exposed to the highway as a place to put our signage of the professional building. So that's what it's going to be, it's going to be a refuse enclosure where the gates of the refuse enclosure will face the front door, the sides and the back of the refuse enclosure which will be brick faced will face the highways and it's an opportunity to put some, also use the back side that has the signage.

MR. ARGENIO: Guys, I'm going to pass around to you Anthony has done some architecturals on this.

MR. COPPOLA: Let me make sure, it was a while ago.

MR. ARGENIO: Don't make me pass it around and have it not be accurate.

MR. SHAW: Here's a blowup of the architecturals.

MR. ARGENIO: I have colored, pass them over, Henry.

MR. GALLAGHER: Greg, the bushes that are around the perimeter, are those little guys?

MR. SHAW: Yes, they are going to probably be 24, 20, 30 inches maximum height.

MR. ARGENIO: This was referred to DOT on 3/12 of 2007. We're now banging the door on October, it would certainly seem to me that it is adequate time to get something from them. Greg or Mark, can you shed some light on that for me please?

MR. SHAW: We did get something in writing, in fact, they wrote me a letter and cc'd the planning board with

respect to the secondary exit over to Route 207.

MR. EDSALL: Mr. Chairman, since I wrote that comment, Myra provided me a--

MR. ARGENIO: I do have a letter, I'm going to paraphrase here a bit. Actually, the department agrees with the access locations as shown. The applicant should be directed to contact the department, local permit inspector to initiate detailed review process. I agree with that, I agree with those locations. Neil, what do you think about that? I think that's good where he's got those ingress egress.

MR. SCHLESINGER: Anything's better than what's there now and number two, there's no way of getting around the site because every place you go you're looking at it.

MR. SHAW: It's very visual, that's why my client decided to do it in brick, sometimes it's more attractive than a stucco finish or stow finish.

MR. SCHLESINGER: One handicapped parking space?

MR. SHAW: Yes.

MR. SCHLESINGER: That's all we need?

MR. SHAW: That's all we need.

MR. ARGENIO: Mark, you have a letter from county which we don't have here. I would like you to comment on the content of that letter please if you would.

MR. EDSALL: I'll paraphrase rather than--

MR. ARGENIO: Paraphrasing your own words, there's a couple of bullets, guys, it came in late, that's why we don't have it. Mark, please paraphrase and comment on

this letter if you would.

MR. EDSALL: They provided two comments, the first comment just information that it's a 3,300 square foot office building which you know. Comment two deals with four bulleted items. The first bulleted item comments on the location of the curb cuts to the state highway and they are suggesting that they be moved further away from intersections.

MR. ARGENIO: Let me cut you off. The state's approved this from what I have here.

MR. EDSALL: It's the state's jurisdiction, they have approved it.

MR. ARGENIO: That's the end of that.

MR. EDSALL: But even more to the point the ending commenting sentence in that bullet says as a result there will be increased conflicts and potential for accidents between vehicles turning into and out of the proposed gas station.

MR. ARGENIO: What gas station?

MR. EDSALL: They must be at the wrong location so they're thinking of someplace else and vehicles maneuver through the nearby intersection so there's no gas station within miles of this. So that comment makes no sense. The second comment deals with the fact that they're commenting on what they're calling the over use of the property.

MR. ARGENIO: Over use?

MR. EDSALL: They're suggesting that we require that the applicant not use the site for what they want, make them use it for something different.

September 26, 2007

12

MR. ARGENIO: Applicant has is a right to use the site for a lawful use permitted in the code in my estimation.

MR. EDSALL: That's my understanding and just for--

MR. SCHLESINGER: They're talking about a wrong site, that the rest of the comments are related to the wrong site.

MR. EDSALL: No because they're referencing the 3,300 square foot building, it's almost like they mixed sites. Just a clarification, the plan proposes around 53 percent development coverage, the number that's in the code shows 20 percent which has been a typo that we have dealt with for years. There's not a commercial site in the town that's restricted to 20 percent that's residential. When we sent it to the ZBA we did in fact reference the numbers so that they would either have to verify that there was in fact a typo or grant them the variance if they don't agree that it is a typo. So they apparently deal with it one way or another. Mr. Babcock told me it's a typo so I want that in the minutes.

MR. ARGENIO: Continue.

MR. EDSALL: So I guess if you think 53 percent development is over use, so be it. The third bullet is suggesting that there be more extensive landscaping to buffer the parking areas. I don't know how you're buffering from, there's three highways surrounding it and in fact, I think if you put too much buffer landscaping you'll obstruct site distances and it could become a hazard so I don't--

MR. ARGENIO: Is that it?

MR. EDSALL: So I don't know if that's appropriate for this site. And then they're saying that the last

bullet is dealing with the fact that this is in a high volume traffic area and they're commenting that more commercial activity, this is proposed as an office, it's not retail commercial, it's an office, can only increase congestion and they should be required to submit a traffic impact study which I think is really under the purview of the State DOT if they didn't think the road system--

MR. ARGENIO: It's a 3,300 square foot building here. You know what, I'm surprised, I'm kind of surprised quite frankly, Mr. Shaw, that the state didn't endeavor to have you folks relocate Flannery's driveway across the street from your driveway, kind of surprises me. That's okay, I don't think there's a tremendous amount of traffic at the animal hospital and I don't think your 3,300 square foot office building is going to generate a phenomenal amount of traffic. It will certainly generate traffic but I don't think it's excessive.

MR. SHAW: I think if the building was retail you could say you anticipate people leaving Flannery and cutting across the street but it's office and the chances of that happening are probably remote and they're separated by a reasonable distance.

MR. ARGENIO: I agree.

MR. EDSALL: The other issue Mr. Chairman is that you're only 250 foot from a stop light at a 90 degree T-turn, so the traffic is slowing down through that stretch.

MR. ARGENIO: Understood. We don't have 50 mile an hour traffic buzzing passed there.

MR. EDSALL: Exactly.

MR. CORDISCO: Mr. Chairman, the county has recommended

approval subject to their bulleted points, so if the board was to disagree with those points, the board would have to do so by a super majority vote.

MR. ARGENIO: Well, I'll pole the board. I mean, I think that gas station point, I don't think that their points are good points relative to this site. Neil or Howard?

MR. BROWN: Is there any way we can get clarification that they mixed up the locations?

MR. ARGENIO: Well, even if you dismiss that, Howard, take the points and consider them as points that are directed at this site plan. I don't know how, I don't think I agree with them, you know, you guys can certainly voice your opinion. I mean, there's no gas station there, I think the landscaping is okay, I think Mark brings up a good point that you wouldn't want too much landscaping there because it's going to obstruct the view. Danny?

MR. GALLAGHER: I think everything is good with what, you have to work with, I mean, like you were saying, we don't want to block anymore views with landscaping.

MR. ARGENIO: And this parcel has been a parcel that nobody's been able to make work for years and years and years and it gets overgrown and gets mowed and I certainly would like to see something here and especially the renderings that I saw here that Anthony did a beautiful job, it's a gorgeous brick face building and I think it is certainly a step above the building that's across the street in my estimation.

MR. SCHEIBLE: Which one?

MR. ARGENIO: The one at Helmer's.

MR. SCHEIBLE: I've been looking at this piece of

property for the last 60 years, as long as I've been alive and I always said the only salvation for this piece of property would have been elimination of the one way to 207 which according to what you were just telling me this will never happen, it's hill unlikely today but I think and then this, I know I'm coming here late in the game, I just, this Temple Hill Road when you go up here dollars to donuts that's got to be widened some day, we all know that's going to happen.

MR. ARGENIO: Along with the bridge to the Thruway, the whole package way out to the airport.

MR. SCHEIBLE: That's bound to happen one of these days and that's, I hate to see that problem come up some time down the road where you have to reassess this whole piece of property here. But this whole piece up here with the one way on Route 207 if that could have ever have been eliminated, it's a traffic mess when you come up, when you hit Temple Hill Road and Route 300 right but there's, I guess that won't happen in the near future so--

MR. ARGENIO: Dominic, do we need to have a motion to vote on that?

MR. CORDISCO: Well, I think it's just that if you move to approve the site plan tonight you should do so by a super majority vote. The thing is is that the county in the past they have either taken three steps, either they recommended approval or they recommended denial or they said it's up to local determination. Lately the county has been making these comments that are effectively subject to and said it's approved but subject to accommodating these comments that they have. Now I don't know how you would accommodate a comment regarding the over use of the site, I mean, you know, it's so subjective that it's not, you know--

MR. ARGENIO: Which we have dealt with before with the

county, just totally subjective, generic, blank comments that there really is no good answer.

MR. CORDISCO: So the only other alternative is to override the county's comments which must be done by a super majority.

MR. ARGENIO: That can be done in the form of a motion and vote.

MR. SCHLESINGER: One more comment, Howard brought up a good point, I don't know whether this is in the historical district or not. If it's in the historic district, I think renderings are fine with me so just to bring it up for the record number one, the renderings are fine with me and, you know, this is such a visible site as we discussed, nice big flag pole in the historic area. I don't, unless I'm missing it.

MR. SHAW: No, you're right, on the first meeting before this board let us know very simply that this is a historic zone and you wanted something special with respect to architecture. That's why we have the brick.

MR. SCHLESINGER: No, that's fine, but I didn't see a flag pole and you're entering this area here, let's make it as historic as we can.

MR. ARGENIO: Am I missing anything else, Mark, here with this applicant?

MR. EDSALL: No, I think Mr. Schlesinger's comment is well placed into the minutes. You have already closed SEQRA and we have, I think we've done all we can other than consider, if the board cares to make an approval.

MR. ARGENIO: If somebody considers it appropriate, I'll accept a motion that we offer final approval. Greg, there's a flag pole here?

September 26, 2007

17

MR. SHAW: Yes.

MR. ARGENIO: I'll accept a motion that we offer final approval to the Pizzo site plan subject to bond estimate being submitted.

MR. SCHLESINGER: Make the motion for final approval in the John Pizzo site plan subject to bond estimate.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board approve the Pizzo site plan on 207, 300. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: There's your super majority. As such, we have overridden the comments made by the county. Mr. Shaw, good luck to you.



RESULTS OF P.B. MEETING OF:

September 26, 2007

PROJECT:

John Pizzo

P.B. # 05-32



LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N
TAKE LEAD AGENCY: Y N

NEGATIVE DEC:

M) B S) Sch VOTE: A 5 N 0
CARRIED: Y ✓ N

M) S) VOTE: A N
CARRIED: Y N

PUBLIC HEARING: WAIVED: CLOSED: ✓ FINAL:

M) B S) Sch VOTE: A 5 N 0 SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y RETURN TO WORK SHOP: Y N

SEND TO DEPT. OF TRANS: Y REFER TO Z.B.A.: M) S) VOTE: A N

APPROVAL:

CONCEPTUAL: PRELIMINARY: COND. FINAL: ✓ FINAL:

M) Sch S) B VOTE: A 5 N 0 APPROVED: 9/26/07

NEED NEW PLANS: Y N ✓

CONDITIONS - NOTES:

Received 3 front yd variances

Cost Est.

MEETING DATE: September 26, 2007

● Town of New Windsor ●
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#848-2007

11/08/2007

John L. Pizzo Enterprises, Llc *P.B. 05-32*

Received \$ 125.00 for Planning Board Fees, on 11/08/2007. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/08/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 5-32
NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	2% OF \$158,769. INSPECT F	CHG	3175.38		
11/07/2007	REC. CK. # 1575	PAID		3175.38	
	TOTAL:		3175.38	3175.38	0.00

Inspection fee.

Flanagan
11-8-07

P.B. # 05-32 Inspection fee

JOHN L. PIZZO ENTERPRISES, LLC
TIME PLAZA 53 - RT 17K 561-2919
NEWBURGH, NY 12550

1575

11/07/07 DATE 10-4/220 BRANCH 3826

PAY TO THE ORDER OF *Town of New Windsor* \$ *3175.38*

Three thousand one hundred seventy five and 38/100 DOLLARS

M&T Bank
Manufacturers and Traders Trust Co.
Newburgh Plaza Office

FOR *[Signature]*

⑆022000046⑆ 261500769011575

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/08/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 5-32
NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	S.P. APPROVAL FEE	CHG	125.00		
11/07/2007	REC. CK. #1573	PAID		125.00	
			-----	-----	-----
		TOTAL:	125.00	125.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

November 6, 2007

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: P.B. #05-32 PIZZO

Dear Gregg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 125.00
Check #2 – Amount over escrow posted.....	\$ 1,053.70
Check #3 – 2% of \$158,769.00 cost est – inspect fee.....	\$ 3,175.38

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

Greg,

FAXED

11/6/07 Greg Shaw

Please verify the latest revision date on the plans -

Thank you,

(m)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/06/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-32
NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/26/2005	REC. CK. #1467	PAID		750.00	
09/28/2005	P.B. ATTY. FEE	CHG	35.00		
09/28/2005	P.B. MINUTES	CHG	21.00		
05/10/2006	P.B. ATTY. FEE	CHG	35.00		
05/10/2006	P.B. MINUTES	CHG	56.00		
03/14/2007	P.B. MINUTES	CHG	56.00		
09/14/2007	LEGAL NOTICE	CHG	11.50		
09/26/2007	P.B. MINUTES	CHG	91.00		
11/05/2007	P.B. ATTY. FEE - CORDISCO	CHG	297.50		
11/05/2007	P.B. ENGINEER	CHG	1200.70		
			-----	-----	-----
		TOTAL:	1803.70	750.00	1053.70

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/06/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-32
NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	S.P. APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/06/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 5-32
NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	2% OF \$158,769. INSPECT F	CHG	3175.38		
		TOTAL:	3175.38	0.00	3175.38



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 & 300
SECTION 4 – BLOCK 3 – LOT 8
PROJECT NUMBER: 05-32
DATE: 26 SEPTEMBER 2007
DESCRIPTION: THE APPLICATION PROPOSES DEVELOPMENT OF A 3300 SQ.FT. OFFICE BUILDING ON THE TRIANGULAR PARCEL. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 10 MAY 06 AND 14 MARCH 2007 PLANNING BOARD MEETINGS. *THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.*

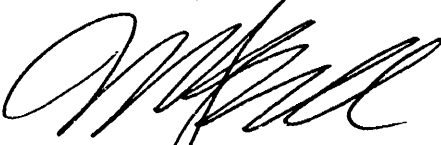
1. The applicant previously received approval for a very similar site plan on 5-20-98 (app.no. 93-4). That application was referred to the ZBA on 2/10/93. The applicant made submission at the 9-22-05 meeting for a 4220 s.f. building. A new plan was submitted on 5-10-06 and a referral was made to the ZBA (referral dated 5-19-06). It is our understanding that the application received the necessary variances on 11-13-06.
2. I have reviewed the revised plan for this meeting. All my previous comments have been addressed.
3. The Planning Board issued a Lead Agency coordination letter on 3-12-07. If appropriate based on the responses, the Board may wish to formally assume the position of lead agency under the SEQRA review process at this time.
4. It is my understanding the DOT has reviewed the access to the site and proposed stormwater improvements and have found the layout acceptable. Since this was the only outstanding issue relative to "potential impacts", and as long as no new concerns are identified as part of the Public Hearing, I believe the Board can now consider a "negative declaration" of significance and close the SEQRA process. (see next comment about formal DOT approval).

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The plans were referred to NYSDOT Poughkeepsie on 3-12-07. Prior to final stamp of approval, a copy of the DOT approval letter should be on file.
6. This project was referred to the Orange County Planning Department on 3-12-07 as per New York State General Municipal Law (GML 239). I am not aware of any response from that department.
7. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.
8. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-32-26Sept07.doc

Shaw Engineering

P.B. #05-32 CC: M.E.
11/1/07
Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

October 29, 2007

Chairman Genaro Argenio and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Office Building For John L. Pizzo Enterprises LLC
NYS Route 300 and 207

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for John L. Pizzo Enterprises, LLC. Our Estimate is as follows:

CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Erosion Control	0.80 Ac	\$ 2,000	\$ 1,600
Paving & Base	1,590 S.Y.	\$ 20	\$ 31,800
Concrete Curbing	860 L.F.	\$ 18	\$ 15,480
Concrete Sidewalk	126 S.Y.	\$ 40	\$ 5,040
Parking Space Striping	380 L.F.	\$ 0.50	\$ 190
Handicapped Sign & Striping	1	\$ 225	\$ 225
Refuse Enclosure	1	\$ 5,000	\$ 5,000
Flagpole	1	\$ 500	\$ 500
Pole With Single Luminaire	4	\$ 1,500	\$ 6,000
Catch Basin	5	\$ 2,700	\$ 13,500
15" Storm Sewer	354 L.F.	\$ 30	\$ 10,620
Access Catch Basin	7	\$ 2,700	\$ 18,900
30" Storm Water Detention Pipe	350 L.F.	\$ 58	\$ 20,300
Outlet Control Structure	1	\$ 4,000	\$ 4,000

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Landscaping Trees	15	\$ 250	\$ 3,750
Landscaping Shrubs	248	\$ 36	\$ 8,928
Topsoil & Seeding	2,156 S.Y.	\$ 6	\$ 12,936
Total			\$ 158,769

TOTAL CONSTRUCTION ESTIMATE:**\$ 158,769**

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 3,175.38

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

Cc: John Pizzo, John L. Pizzo Enterprises, LLC

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 5- 32

FOR ALL WORK ON FILE:

TASK-NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
5-32	266496	09/07/05	TIME	MJE	WS	PIZZO 207-300	99.00	0.40	39.60			
5-32	268120	09/21/05	TIME	MJE	WS	PIZZO SITE PLAN	99.00	0.40	39.60			
5-32	268914	09/27/05	TIME	MJE	MR	PIZZO SITE PLAN	99.00	0.70	69.30			
5-32	268386	09/28/05	TIME	MJE	MM	PIZZO > EBA	99.00	0.10	9.90			
5-32	270866	10/19/05	TIME	MJE	MC	PIZZO EBA REF	99.00	0.50	49.50			
										207.90		
5-32	272447	11/09/05				BILL 05-1526						-207.90
												-207.90
5-32	373556					PD/CR 05-1526 PD 12/05/05			207.90			
5-32	290805	05/03/06	TIME	MJE	WS	PIZZO S/P	115.00	0.40	46.00			
5-32	291402	05/09/06	TIME	MJE	MR	PIZZO S/P	115.00	0.40	46.00			
5-32	290904	05/10/06	TIME	MJE	MM	PIZZO > EBA	115.00	0.10	11.50			
5-32	291407	05/10/06	TIME	MJE	MC	PIZZO S/P W/GA	115.00	0.20	23.00			
5-32	291918	05/19/06	TIME	MJE	MC	PIZZO EBA REF	115.00	0.40	46.00			
										172.50		
5-32	292191	05/24/06				BILL 06-1236						-172.50
												-172.50
5-32	375248					PD/CR 06-1236 PD 06/07/06			172.50			
5-32	315930	12/06/06	TIME	MJE	WS	PIZZO SITE PLAN	115.00	0.20	23.00			
5-32	324389	02/07/07	TIME	MJE	WS	PIZZO S/P	119.00	0.40	47.60			
5-32	324400	02/08/07	TIME	MJE	MC	PIZZO TRAFFIC W/GJS	119.00	0.40	47.60			
5-32	325019	02/12/07	TIME	MJE	MC	PIZZO W/GJS	119.00	0.30	35.70			
5-32	329560	03/12/07	TIME	MJE	MR	PIZZO S/P 207/300	119.00	1.00	119.00			
5-32	329561	03/12/07	TIME	MJE	AA	PIZZO REFERRAL-DOT	119.00	0.40	47.60			
5-32	329562	03/12/07	TIME	MJE	AA	PIZZO OODP REFERRAL	119.00	0.30	35.70			
5-32	329563	03/12/07	TIME	MJE	AA	PIZZO LA SEORA LTR	119.00	0.30	35.70			
5-32	329570	03/14/07	TIME	MJE	MR	PIZZO S/P 207/300	119.00	0.10	11.90			
5-32	329577	03/14/07	TIME	MJE	PM	PIZZO W/GA	119.00	0.20	23.80			
5-32	329583	03/14/07	TIME	MJE	MM	PIZZO-REG MTO	119.00	0.40	47.60			
5-32	329593	03/16/07	TIME	MJE	MC	PIZZO W/MM	119.00	0.20	23.80			
										459.00		
5-32	328506	03/15/07				BILL 07-844						-153.90
												-153.90
5-32	378418					PD/CR 07-844 PD 03/28/07			153.90			
5-32	334912	04/24/07				BILL 07-1120						-345.10
												-345.10
5-32	378955					PD/CR 07-1120 PD 05/09/07			345.10			
5-32	359159	09/18/07	TIME	MJE	MC	PIZZO W/MM	119.00	0.20	23.80			
5-32	359170	09/21/07	TIME	MJE	MR	PIZZO S/P	119.00	0.40	47.60			
5-32	359171	09/22/07	TIME	MJE	MR	PIZZO S/P	119.00	0.40	47.60			
5-32	360383	09/24/07	TIME	MJE	MR	PIZZO S/P	119.00	0.20	23.80			
5-32	360390	09/25/07	TIME	MJE	MC	MM:AGENCY RESPONSES	119.00	0.20	23.80			
5-32	360392	09/25/07	TIME	MJE	PM	PIZZO W/GA	119.00	0.20	23.80			
5-32	360368	09/26/07	TIME	MJE	MM	PIZZO PUBLIC HEARING	119.00	0.40	47.60			
5-32	360400	09/26/07	TIME	MJE	MC	PIZZO W/GJS	119.00	0.20	23.80			
5-32	361715	09/26/07	TIME	MJE	MM	PIZZO Cond Appl	119.00	0.10	11.90			
										273.70		

AS OF: 11/01/07

CHRONOLOGICAL JOB STATUS REPORT

PAGE: 2

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 5- 32

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
5-32	382288	10/25/07			BILL 07-2841					-273.70	
										-273.70	
5-32	383372	11/01/07	TIME	MJE	MC Cost Est & Closeout	119.00	0.40	47.60			
TASK TOTAL								1200.70		-1153.10	47.60
									0.00		
GRAND TOTAL								1200.70		-1153.10	47.60
									0.00		

Date		Received From/Paid To Explanation	Che# Rec#	Rpts	General Disbs	Fees	Bld Inv#	Acc	Rpts	Disbs	Balance
Entry #											
12132	TOWN OF NEW WINDSOR										
6085919		JOHN PIZZO SITE PLAN PB# 05-32 PROPOSED OFFI									
Mar 13/2007		Lawyer: DRC 0.20 Hrs X 175.00				35.00	3310				
64140		REVIEW M EDSALL'S COMMENTS PB# 05-32									
Mar 14/2007		Lawyer: DRC 0.30 Hrs X 175.00				52.50	3310				
64141		REVIEW REVISED PLANS PB# 05-32									
Mar 14/2007		Lawyer: DRC 0.30 Hrs X 175.00				52.50	3310				
64142		ATTEND PLANNING BOARD MEETING PB# 05-32									
Apr 13/2007		Billing on Invoice 3310			0.00		3310				
64229		FEES 140.00									
Apr 27/2007		Town of New Windsor	026039	140.00							
67019		PMT - PAYMENT ON ACCOUNT									
Sep 26/2007		Lawyer: DRC 0.30 Hrs X 175.00				52.50	5005				
95897		REVIEW REVISED PLANS PB# 05-32									
Sep 26/2007		Lawyer: DRC 0.20 Hrs X 175.00				35.00	5005				
95898		REVIEW M EDSALL'S COMMENTS PB# 05-32									
Sep 26/2007		Lawyer: DRC 0.40 Hrs X 175.00				70.00	5005				
95899		ATTEND PLANNING BOARD MEETING PB# 05-32									
Oct 9/2007		Lawyer: DRC 0.40 Hrs X 175.00				70.00					
98062		AGGREGATE TIME SPENT PREPARING THE RESOLUTIONS ADOPTING THE NEGATIVE DECLARATION AND GRANTING SUBDIVISION APPROVAL PB# 05-32									
Oct 16/2007		Billing on Invoice 5005			0.00		5005				
99200		FEES 157.50									
Oct 22/2007		Lawyer: DRC 0.40 Hrs X 175.00				70.00					
100924		PREPARE RESOLUTIONS ADOPTING THE NEGATIVE DECLARATION AND GRANTING SITE PLAN APPROVAL PB# 05-32									
Oct 22/2007		Lawyer: DRC 0.30 Hrs X 175.00				52.50					
100925		PREPARE THE NEGATIVE DECLARATION PB# 05-32									
TOTALS											
PERIOD		CHE + RECOV + FEES = TOTAL			DISBS + FEES + TAX - RECEIPTS					BALANCES = A/R	TRUST
		0.00 0.00 192.50 192.50			0.00 297.50 0.00 140.00					157.50	0.00

REPORT SELECTIONS - Client Ledger

Layout Template Default
 Requested by Rose Thoma
 Finished Wednesday, October 24, 2007 at 01:47:04 PM
 Ver 8.20c
 Matters 6085919
 Clients All
 Major Clients All
 Client Intro Lawyer All
 Matter Intro Lawyer All
 Responsible Lawyer All
 Assigned Lawyer All
 Type of Law All
 Select From Active, Inactive Matters
 Matters Sort by Default
 New Page for Each Lawyer No
 New Page for Each Matter No
 No Activity Date Dec 31/2199
 Firm Totals Only No
 Totals Only No
 Entries Shown - Billed Only No
 Entries Shown - Disbursements Yes
 Entries Shown - Receipts Yes
 Entries Shown - Time or Fees Yes
 Entries Shown - Trust Yes
 Incl. Matters with Retainer Bal No
 Incl. Matters with Neg Unbld Disb No
 Trust Account All
 Working Lawyer All
 Include Corrected Entries No
 Show Check # on Paid Payables No
 Show Client Address No
 Consolidate Payments No
 Show Trust Summary by Account No
 Printed from Register



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Invoice

Date	Invoice #
10/1/2007	832

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project
MM.		

Issue Date	Description	Rate	Amount
9/14/2007	LEGAL ADS: LEGAL NOTICE PIZZO	7.50	7.50
	1 AFFIDAVIT	4.00	4.00
		<div data-bbox="997 1026 1321 1268" data-label="Image"></div>	
		Total	\$11.50

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the
PLANNING BOARD of the TOWN OF NEW
WINDSOR, County of Orange, State of New
York will hold a PUBLIC HEARING at Town Hall,
555 Union Avenue, New Windsor, New York on
SEPTEMBER 26, 2007 at 7:30 PM on the ap-
proval of the proposed for JOHN PIZZO SITE
PLAN (05-32) (SHAW) Proposed office building
Located at RT. 300 & LITTLE BRIDGES ROAD
(Tax Map #Section 4, Block 1, Lot 11.1)
Map of the proposed project is on file and may
be inspected at the Planning Board Office, Town
Hall, 555 Union Avenue, New Windsor, NY prior
to the Public Hearing.

Date: September 5, 2007

By Order of TOWN OF NEW WINDSOR
PLANNING BOARD

State of New York
County of Orange, ss:
Kathy Amanatides being duly
sworn disposes and says that she is
The Supervisor of Legal Dept. of
the E.W. Smith Publishing
Company; Inc. Publisher of The
Sentinel, a weekly newspaper
published and of general
circulation in the Town of New
Windsor, Town of Newburgh and
City of Newburgh and that the
notice of which the annexed is a
true copy was published in said
newspaper, 1 time(s)
commencing on
the 14th day of Sept. A.D., 2007
and ending on the 14th day of
Sept. A.D. 2007



Subscribed and shown to before
me this 24th day of Sept., 2007



Notary Public of the State of New
York County of Orange.

My commission expires 7-31-09.

KATHLEEN O'BRIEN
Notary Public, State of New York
Qualified in Orange County
No. 0104763512
Commission Expires July 31, 09

JOHN_PIZZO_SITE_PLAN_(05-32)

MR. PETRO: John Pizzo site plan, Temple Hill Road, Little Britain Road represented by Paul Cuomo, proposed office building.

MR. CUOMO: Do you know where this is?

MR. PETRO: Application proposes development of 4,220 square foot office building in the triangle parcel. Applicant previously reviewed approval for a very similar site plan on 5/20/98. Boy, that's a long time ago already. That application was referred to the ZBA on 10/2/93, moving right along. The current application is also for an office building, required bulk information shown on the sheet is correct for the zoning use, applicant requires variances for lot area, front yard lot coverage and off-street parking four of them, correct?

MR. CUOMO: Right, four things.

MR. PETRO: Well, you really have three front yards basically so you're going to have to have, is that what we're doing there, Mark?

MR. EDSALL: Yes.

MR. CUOMO: We're here basically because the zoning changed in 2002, we had the right zoning at that time but it got passed the first time but now the zoning got changed, much tighter, much different.

MR. PETRO: Is this building shrunk down?

MR. PIZZO: It's the same building.

MR. PETRO: Was it two stories?

MR. PIZZO: Correct, we were granted 57 percent

coverage, we're going back for the same coverage.

MR. PETRO: Exact same building, just complying with the new zoning.

MR. PIZZO: Yeah, change in parking, front yard and lot area.

MR. PETRO: Why did that get more restrictive? What did you do with that zoning?

MR. EDSALL: I'm not quite sure, I have to check back, compare the old tables.

MR. CUOMO: I think they just decided to do it that way, I mean.

MR. PETRO: Well regardless we did send you with a positive recommendation and if the hardship is caused by a zoning change, I know that we spent a lot of time on that building trying to get something to fit in there, it's a nice piece of property.

MR. ARGENIO: Lot of exposure.

MR. PETRO: Rather small building for the property but the front yards are what's really you have three front yards all the way around the building.

MR. PIZZO: Hopefully we'll be successful this time.

MR. PETRO: If you have The Record doing a story on your piece of property, you have to put something nice there.

MR. MINUTA: What sort of building are we looking at?

MR. PIZZO: Two story office building to house possibly an orthodontist and an associate.

September 28, 2005

12

MR. MINUTA: Facade on the building?

MR. PIZZO: I'm not really sure yet.

MR. PETRO: Motion for--

MR. ARGENIO: I'll make a motion we declare the Pizzo site plan on New York State 207 and 300 incomplete at this time.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare Pizzo site plan on 207 and 300 incomplete, therefore sending it to the zoning board for its necessary variances with a positive recommendation. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. MINUTA	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

ZBA_REFERRAL:

JOHN_PIZZO_SITE_PLAN_(05-32)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: This application proposes development of a 3,300 square foot office building on the triangular parcel as it's been known in planning board lore, lore, now law, does everybody know where that is?

MR. MINUTA: Landmark.

MR. ARGENIO: Near the Times Herald Record building on 207 where Duggan, Crotty & Dunn's office used to be, that little landlocked parcel there. He's here for a referral to the ZBA tonight because he's going to need some variances to get this project off the ground. With that, Mr. Shaw, the floor is yours.

MR. SHAW: Thank you. Mr. Pizzo retained my services probably I'd say at the end of 2005 to come up with a realistic plan that could be built on this parcel taking into account as you said it's quite unique, it has three front yard setbacks, no rear, no one side, no both sides and what I did was I put together a plan for a one story office building for about 3,300 square feet that represents a required parking of 22 spaces, the plan that's before you provides 24 so we're fine in that respect. We're going to have to go before the Zoning Board of Appeals as you said, that's why we're here for a referral cause we're deficient with our lot area, we have a little less than 35,000 square feet and we're obligated to provide a full acre which is 43,560 and the fact that our front yard setback of 45 feet the best we can do is 30 feet and then finally development coverage we're allowed a maximum of 20.

MR. ARGENIO: Greg, which front yard are you referring

to?

MR. SHAW: That's a good question, we're providing 40 feet on Little Britain Road, 37 feet on Temple Hill Road, 30 feet that's the most critical, that's what we're asking the variance for on 207. So with development coverage we're going to need a variance for that also. Working on this site is quite unique and I think as you expressed it's got quite a history before you, because we front on three DOT highways, it was imperative to come up with a highway entrance and storm drainage system that would be satisfactory to the DOT, so before I came before this board, I made that submission about 7 weeks ago to the permit officer on Dixon Street and about 7 weeks later I get back a response that the entrance is satisfactory, the sight distance is satisfactory and the underground storm water detention system is satisfactory. So with that in hand, the next step is to get a referral to the zoning board to try and attempt to get the necessary variances and if we're successful to return back to this board and get site plan approval.

MR. ARGENIO: The water quality basins.

MR. SHAW: There is none, there's no water quality.

MR. ARGENIO: What are you calling those?

MR. SHAW: What we're calling them is underground detention, it's 400, I forget the number, 4 or 500 feet of 30 inch pipe that we'll be storing the water in because the entire parcel is less than an acre, SPEDES requirements does not kick in, therefore, we do not have to provide any water quality measures, it's strictly storm water detention.

MR. ARGENIO: Help me get educated just a little bit, under an acre it's storm water detention and you have to hold it for a certain period of time before you

discharge it.

MR. SHAW: Well, very simply is when you go over an acre you need a SPDES permit and that kicks in the whole host of regulations, two of which are water quality and storm water detention, which do nothing through the one acre threshold which we do not in this particular case we do not need a SPDES permit so all the DEC issues now are not relevant, what is relevant is that it goes into the state's drainage system and to make sure that they're satisfied that we're not overtaxing their drainage system.

MR. ARGENIO: The question I want to ask again is the, it's not a trick question, when you talk about the retention it's, I'm assuming it's a timing threshold for retention of the water, are there environmental people driving that or is it the state driving it?

MR. SHAW: It's the state cause the state has a certain capacity in their drainage system and they're basically taking the position of you just can't create impervious area and let it flow.

MR. ARGENIO: You're going to release it in a timely fashion at a rate that their system would handle the discharge.

MR. SHAW: Correct and as long as we do not exceed the pre-development flow they're satisfied.

MR. SCHLESINGER: How do you control the rate?

MR. SHAW: At the end of this pipe, there's a large catch basin and in the middle of this catch basin there's a wall and then in this wall is I believe in this particular case a two inch diameter hole at the bottom and up a little bit, I think we have a weir so when the water flows into the drainage system this two inch the water backs up against this wall, it goes out

the two inch hole, it backs up the rest of the water into the pipe, so during the rainstorm, the pipe will now fill up, if you had an excessive storm, it will flow over this weir that's in the wall and go out the door or under a normal rainfall when it stops the pipe drains out again through the two inch hole in the wall again all into the state drainage system.

MR. ARGENIO: It's a big long tank for lack of a technical term.

MR. SCHLESINGER: I think the new code calls, you have to have a water purification system, how is that addressed?

MR. SHAW: We're not disturbing over an acre.

MR. ARGENIO: He's below the threshold.

MR. MINUTA: This is one project the hydrology seems to work, the functionality seems to work in that way, this is a landmark site, this is without a doubt something we all know about the shape of the lot, et cetera, this is one project probably the one project one in particular that's sort of backwards to me at this point due to its location, due to its citing this really requires a landmark structure as a building, to meet form and function is wonderful and we need to do that as a bare minimum but for this particular site, the building itself I would definitely want to see what that is going to be, what it's going to look like, this is a high profile area and it's also off the, it's in the OLI and PI zone, it's part of the strip that we're calling Temple Hill Road Freedom Trail, so I really think with relation to the, there's another glass building down the road, I'm hoping that that's being considered.

MR. ARGENIO: Let's take that issue and I think it's something I want to come back to and I do want to come

back to it, let's take that, put it aside just for a moment. What about the rest of the package here, does anybody else have any significant issues? I'd like to see it developed, it's an eyesore and it's been for many years.

MR. SCHLESINGER: Joe's point is good but on the other hand, Greg's here for referral and I'm sure that Greg will listen to our comments again and I'm sure he will address them appropriately.

MR. SHAW: No, you're right, without the variances there's really nothing to talk about. Hopefully I'll get them. I will pass your comments on to the owner and when we come back for site plan approval, it's an issue that we're going to have to talk about.

MR. ARGENIO: In a historic zone here?

MR. SHAW: I don't know the answer to that.

MR. EDSALL: Yes, it is.

MR. ARGENIO: Check that out and--

MR. BABCOCK: We looked at the map.

MR. ARGENIO: That triggers a bunch of other things but we're not going to get into that because you have to go to zoning and again, I agree with Joe, with what Joe said with his point about I think we're, certainly it's got to go to the zoning board, you need to show us elevations here. Having said all that--

MR. VAN LEEUWEN: I'd like to see a picture of what the building is going to look like.

MR. ARGENIO: That's what Joe's asking for.

MR. VAN LEEUWEN: Kind of a drawing of the building, a

rendering of the building itself.

MR. MINUTA: Rendering or elevations?

MR. VAN LEEUWEN: I want a rendering cause it's in the historic district.

MR. ARGENIO: Little bit more than what I had asked for but again we're ahead of ourselves, he's got to go to the ZBA being in a historic zone triggers other things with the state.

MR. SHAW: It's also a very visual site.

MR. ARGENIO: I'm sure your client recognizes that so let's not beat this to death because we're going to have plenty of other opportunities to see it but as I said to you at other meetings, Joe, if we're going to be looking for something like this it's good to notify the applicant early. Having said that, Neil?

MR. SCHLESINGER: I think that what we do is we make a motion that the Pizzo site plan is incomplete and that I guess it needs to be referred.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Pizzo site plan is incomplete at this time and we're sending you to zoning with a favorable recommendation from this board and if there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

May 10, 2006

17

MR. ARGENIO: We'd like to see something happen on this lot and Joe's our resident expert with the aesthetics and Henry's got good input. Good luck to you.

MR. SHAW: Thank you.

ZBA_REFERRAL:

JOHN_PIZZO_SITE_PLAN_(05-32)

MR. ARGENIO: ZBA referral, John Pizzo site plan, New York State Route 207 and 300. Somebody here to represent this?

MR. EDSALL: I'm not quite sure what the misunderstanding is, I know he's aware that we just have to refer it based on the new plan.

MR. ARGENIO: Well, we'll put that lower on the agenda, we'll go on to the next then.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2007

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	07/07/2007	FIRE PREVENTION BUREAU . RECEIVED 5' VARIANCE FROM FIRE PREVENTIN . LANES	07/07/2007	RECEIVED VARIANCE BUREAU FOR FIRE
REV1	02/26/0707	MUNICIPAL HIGHWAY	/ /	
REV1	02/26/0707	MUNICIPAL WATER	/ /	
REV1	02/26/0707	MUNICIPAL SEWER	/ /	
REV1	02/26/0707	MUNICIPAL FIRE . NEED 30' FIRE LANES	03/14/2007	DISAPPROVED
REV1	02/26/0707	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 5-32
NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

05/10/2006 P.B. APPEARANCE REFER TO ZBA
. NEW ENGINEER TAKING OVER THE PROJECT - BOARD REVIEWED NEW
. PLAN AND REFERRED SAME TO ZBA WITH FAVORABLE RECOMMENDATION
. NEED RENDERING OF BUILDING WHEN RETURN TO PLANNING BOARD -
. PROPERTY IS IN A HISTORIC ZONE.

09/28/2005 P.B. APPEARANCE REFER TO ZBA
. WITH POSITIVE RECOMMENDATION

07/21/2005 WORK SHOP APPEARANCE SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/26/2005	EAF SUBMITTED	/ /	
ORIG	09/26/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/26/2005	LEAD AGENCY DECLARED	/ /	
ORIG	09/26/2005	DECLARATION (POS/NEG)	/ /	
ORIG	09/26/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PUBLIC HEARING HELD	/ /	
ORIG	09/26/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PRELIMINARY APPROVAL	/ /	
ORIG	09/26/2005		/ /	
ORIG	09/26/2005	LEAD AGENCY LETTER SENT	/ /	

-----X

JOHN PIZZO P. B. #05-32

AFFIDAVIT OF SERVICE BY MAIL

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 131 Mt. Airy Road, New Windsor, NY 12553.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

26 day of September, 2007

Charles J. Caspale
Notary Public

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County
#01CA6073319
Commission Expires April 22, 2010

● TOWN OF NEW WINDSOR ●
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: 07-30-07 mm

DATE: 07-30-07 PROJECT NUMBER: ZBA# _____ P.B. # 05-32

APPLICANT NAME: JOHN PIZZO

PERSON TO NOTIFY TO PICK UP LIST:

GREG SHAW
P.O. BOX 2569
NEWBURGH, NY 12550

TELEPHONE: 561-3695

TAX MAP NUMBER: SEC. 4 B LOCK 1 LOT 11.1
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: CORNERS - RT. 300; LITTLE BRITAIN RD.
NEW WINDSOR

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 12015

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

August 16, 2007

John Pizzo
c/o Greg Shaw
PO Box 2569
Newburgh, NY 12550

Re: 4-1-11.1 PB#: 05-32 (4)

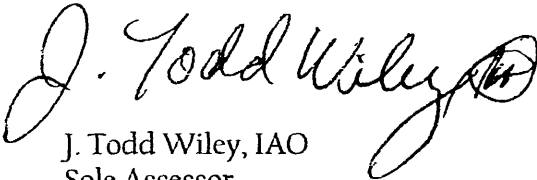
Dear Mr. Pizzo:

According to our records, the attached list of property owners are abutting to and across any street of the above referenced property.

The charge for this service is \$25.00 minus your deposit of \$25.00.

Please remit the balance of \$0.00 to the Town Clerk's Office.

Sincerely,


J. Todd Wiley, IAO
Sole Assessor

JTW/rah
Attachments

CC: Myra Mason, Zoning Board

4-1-7
COUNTY GARAGE
DEPT OF PUBLIC WORKS
255 MAIN ST.
GOSHEN, NY 10924

4-1-9.1
PMR PROPERTIES, LLC
843 UNION AVE.
NEW WINDSOR, NY 12553

4-1-10
NEWBURGH WATER SUPPLY
C/O CITY COMPTROLLER
CITY HALL
NEWBURGH, NY 12550

4-1-11.2
DA ASSOCIATES, LLC
PO BOX 7396
NEWBURGH, NY 12550

**COUNTY OF ORANGE****DEPARTMENT OF PLANNING**

124 MAIN STREET

GOSHEN, NEW YORK 10924-2124

TEL: (845)291-2318 FAX: (845)291-2533

EDWARD A. DIANA
COUNTY EXECUTIVE**DAVID CHURCH, A.I.C.P.**
COMMISSIONER

March 5, 2007

Mr. Mark J. Edsall, P.E., PB Engineer
Town of New Windsor Planning Board
555 Union Ave
New Windsor, NY 12553

Re: Request for lead agency status for Pizzo Office Building Site Plan Review.

Dear Mr. Edsall:

Our office is in receipt of a lead agency coordination request. We have no interest in becoming the lead agency on this project, but we would like the opportunity to review all SEQR information that is provided by the applicant of this project.

Thank you for giving us the opportunity to respond to your request. We look forward to reviewing the application that has been referred to us as of March 23, 2007. Any questions can be directed to Atticus Lanigan, Planner.

Sincerely,

Dave Church, Commissioner

P.B. 05-32

M.E.
D.C.



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING 239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: Town of New Windsor
Planning Board

Reference/County ID No.: NWT09-07M
County Tax ID: S4 B3 L8

Applicant: John Pizzo

Proposed Action: Site Plan for 3300sf office building

Reason for Review: Within 500 ft of NYS Routes 207 & 300

Date of Full Statement: March 23, 2007

Comments:

1. The applicant has requested site plan approval for a 3300sf 1-story office building, in a PO Professional Office zoning district. The applicant has acquired variances for lot area and front yard setbacks.
2. It is noted that the proposed action does not present the most ideal location for an additional commercial use, due to potential traffic impacts and the size of the lot. Therefore, the County makes the following recommendations:
 - The applicant could be required to relocate the access to the site farther away from the nearby 207/300 intersection. Ideally, the driveways of corner businesses should be located as far as possible from intersections to prevent turning vehicles from impeding intersection traffic flow and operations. NYSDOT recommends minimum corner clearances (distance of driveway to intersection) of 230 feet for these purposes. The corner clearance of the driveway as part of the proposed project, in contrast, is about 160 feet along Route 207. As a result, there will be increased conflicts and potential for accidents between vehicles turning into and out of the proposed gas station and vehicles maneuvering through the nearby intersection.
 - To limit the amount of built area on the parcel, to prevent overuse of the site, the applicant could be required to reduce the size and square footage of the proposed structure therefore conserving space. As an alternative or in addition to this, applicant could be required to change the intended use of the property to medical or dental clinics, which requires 1 parking space per 175sf of total floor area, per

§300-60D(16) of Town zoning law. This change would enable the applicant to reduce parking from 22 to about 19 spaces and eliminate the parking area at the western portion of the site. This would also allow the 25' wide aisle to be shortened considerably. Reduction in size of the built area could then give way to a more extensive landscaping scheme.

- The current site design could include a more extensive landscaping plan to buffer all parking areas, specifically with shrubbery and trees along the entire perimeter of the site, especially where there is a pavement proposed.
- Considering that the proposed development is located in a high-volume traffic area and that adding more commercial activity could only increase traffic congestion, the applicant could be required to submit a traffic impact study.

County Recommendation:

Approval subject to the following modifications and/or conditions: Adherence to Comment #2

Date: May 10, 2007

Prepared by: Atticus Lanigan, Planner



David Church, AICP
Commissioner of Planning

M.E
D.C.

P.B. 05-32



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
REGION EIGHT
4 BURNETT BOULEVARD
POUGHKEEPSIE, NEW YORK 12603
www.nysdot.gov

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR
May 1, 2007

ASTRID C. GLYNN
ACTING COMMISSIONER

Mark Edsall
Planning Board Engineer
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Re: SEQR 07-0047
Pizzo Site plan
Route 207

Dear Mr. Edsall:

The New York State Department of Transportation consents to the Town of New Windsor Planning Board serving as Lead Agency for the subject project review.

A detailed engineering review of this project will be done during the Highway Work Permit review process. Conceptually the Department agrees with the access location as shown. The applicant should be directed to contact the Departments local permit inspector to initiate the detailed review process.

Siby Zachariah
Permit Inspector
112 Dickson Street
Newburgh, NY 12550

If you have any questions please feel free to contact me at (845) 575-6040

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn Boucher".

Glenn Boucher
Regional SEQRA Coordinator

cc S. Zacariah, Permit Inspector, Res 8-4



P.B 05-32

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
REGION EIGHT
4 BURNETT BOULEVARD
POUGHKEEPSIE, NEW YORK 12603
www.nysdot.gov

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

ASTRID C. GLYNN
COMMISSIONER

July 9, 2007

Gregory J. Shaw P.E.
Shaw Engineering
744 Broadway
P.O. Box 2569
Newburgh, NY 12550

RE: SEQR# 07-0047
John L. Pizzo Enterprises LLC

Dear Mr. Shaw

The Department has completed it's review of your most recent site plan for the subject project. This plan depicted the addition of an egress only drive onto the Route 207 "slip ramp" to Route 300 westbound. This new egress would help facilitate the movement of fire apparatus through the site. The Department conceptually agrees with this proposal provide that the "right to access" the slip ramp can be verified.

Thank you for your interest in traffic safety and if you any questions please contact me at (845) 575-6040.

Very truly yours,

Glenn T. Boucher
Regional Highway Work Permit Coordinator

cc. Town of New Windsor Planning Board
S. Zachariah-Carbone, Permit Inspector, Res 8-4

cc: M.E.
D.C.

Town of New Windsor Fire Prevention Bureau

**June 7, 2007
Variance Meeting, Fire Lanes**

Present: Francis Bedetti, Paul Decker, Joseph Retcho,
Stephen Sager, Shawn McGrath

Not Present: Thomas Prendergast, Robert Schulze, Thomas Van Zandt,
Harry Sauer

Others Present: Greg Shaw, Shaw Engineering

7:30 p.m. meeting called to order at 7:30 p.m. by President Stephen Sager.

Mr. Shaw from Shaw Engineering, Mr. Bedetti explains unacceptable Site Plan on building lot 4-1-11.1 concerning Town Code 280.15B Fire Lanes. Mr. Shaw explains that site is small and needs a variance to allow 25 ft. Fire Lanes and not Town required 30ft. Fire Lanes. He is asking for relief on building lot 4-1-11.1, Mr. Bedetti explained NYS Fire Code concerning footage. Mr. Shaw leaves at 7:45 p.m. and Board sits and discusses.

Motion by Board President, Stephen Sager to grant 5 ft. Fire Lane variance on front of building only, for the Building Lot 4-1-11.1

Second motion by Paul Decker on granting 5ft. variance on Fire Lanes.

Vote: All Ayes

8:00 p.m. Meeting Closed



P.B. # 05-32

NEGATIVE DEC:

M)___S)___ VOTE: A___N___
CARRIED: Y N

M) ✓ S) M VOTE: A 4 N 0
CARRIED: Y ✓ N

M) Y S) M VOTE: A 4 N 0 SCHEDULE P.H.: Y ☒ N ☐

SEND TO O.C. PLANNING: Y
SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____

RETURN TO WORK SHOP: Y N

APPROVAL:

M) - S) _____ VOTE: A _____ N _____ APPROVED: _____

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

Move catch basins to center of space.

Greg to work out problems with fire inspector

March 14, 2007 Agenda

JOHN_PIZZO_SITE_PLAN_(05-32)

Mr. Gregory Shaw of Shaw Engineering and Mr. Anthony Coppola appeared before the board for this proposal.

MR. ARGENIO: John Pizzo. This application proposes development of a 3,300 square foot office building on the triangle parcel. That's the infamous triangle parcel, everybody knows where that is? Yes?

MR. VAN LEEUWEN: I know where it is.

MR. MINUTA: Yes.

MR. ARGENIO: The application was previously reviewed at the 10 May, 2006 planning board meeting.

MR. SHAW: Ready?

MR. ARGENIO: You're here or Anthony?

MR. SHAW: Yes, I am.

MR. ARGENIO: Mr. Shaw's here to represent the Pizzo site plan.

MR. SHAW: Mr. Coppola will discuss the architecture of the building which this board expressed an interest in very early on. I started working on this project probably a little over a year ago, I came up with a plan and the first thing I attacked was the parking, the grading and the storm water management and the highway because I felt that was the most critical. And that was submitted to the New York State DOT in March of last year, March 10, and after quite a bit of time I got some feedback that the highway entrance was acceptable and the storm drainage system that being underground storm water retention system was also acceptable. So with that under my belt and of course it's not in writing we asked for it on three different

occasions, the next step was to come before this board and get a referral to the Zoning Board. Again, this is a professional office zone which requires a minimum lot area of 43,560 square feet, we were short of that by 8,000 square feet and change and because this site is unique in that it has three front yards and we needed to provide a minimum front yard of 45 feet on all three streets we're off to the Zoning Board of Appeals. On November 13 of 2006, the Zoning Board of Appeals granted the four variances that we needed to make this consistent with zoning, that being the minimum lot area, eight foot front yard setback on Temple Hill Road, a 15 foot front yard setback on Route 207 and a five foot front yard setback on Little Britain Road. So the proposal before you tonight is on this parcel of land which is 8/10 of an acre is to construct a 3,300 square foot building. Along with that, we're providing 24 parking spaces which is two more than what we need according to your zoning ordinance, we have incorporated into the site areas for your refuse enclosure, your handicapped parking and we even have a flag pole.

MR. VAN LEEUWEN: Very good.

MR. SHAW: I felt this being such a visible piece of property in the Town of New Windsor it was important to incorporate that into the design. So as I said it's one story 3,300 square feet, the entrance has been reviewed by the DOT and have found it acceptable along with the drainage. I'd be willing to submit that to the planning board also for your review but tonight is really your first bite at the apple with respect to this site plan and maybe before you refer to the board I will ask Mr. Coppola to express the architecture of the building to this board.

MR. COPPOLA: Thanks, Greg. Just real quickly what we're doing is as Greg says one story 3,300 square foot office building. Because this is very visible in all

directions on all four sides of the building, I will describe what we're doing on the exterior. We're dividing the interior into a possibility of having three office suites, they'd be 1,200 square foot maximum so there's going to be three entrances, one entrance facing kind of the intersection of the roads here, a second entrance facing west, a third entrance facing east and then no entrance along the 207 side, so that's pretty straightforward, one tenant or three tenants or two. On the exterior because again it's extremely visible all the way around we're going to do a brick facade on all four sides so you'll see the same thing, basically same treatment of the materials on all sides of the building. Entrance at the front here I'm just going to call this the front we're going to use lime stone or accent course here at the window sill line that goes all the way around, soldier course around the windows there, two entrances area for a small kind of an identification sign, each office if it is two offices or one entrance on the side again brick columns there, entrance on the west side, same thing two columns, short overhang and then in the back again all brick hipped roof and just a little reverse gable there. So I think it's going to be a great looking building, I think it's appropriate for that site in terms of size and scale and hopefully it will look like it really belongs there.

MR. ARGENIO: What do you think, Joe?

MR. MINUTA: It's appropriate, I think it's appropriate for the overlay zone, I mean, everybody's allowed to do what they want, you know, I'd like to see a flat iron building on that parcel but I think it's a good proposal.

MR. ARGENIO: Let's talk about the site plan just a bit, Greg, you have Mark's, copy of Mark's plans?

MR. SHAW: Yes, I haven't look at them but I will now.

MR. ARGENIO: Yeah, you'll have the opportunity to look at them. I don't think he's got anything there that anybody should be twisted up about but I do want to ask a question. You're raising the east end of the site and I'm assuming that's so you can get some semblance of level to the entire site?

MR. SHAW: Well, I have 30 inch HVPE pipes, that's the reason why I'm up in the air.

MR. ARGENIO: How about the driveway going out to Little Britain Road, Mark has a note that it's 5 percent going onto Little Britain Road. Mark, don't we typically when driveways and subdivision roads intersect town road, I know this is a state highway, doesn't Anthony typically look for a flat grade or a grade that rolls away from the highway for a certain horizontal distance?

MR. EDSALL: That's the normal, I can see exactly what happened to Greg and correct me if I'm wrong but he needed to cover the pipes that are being used for the water storage, storm water storage and he's also to make sure that that storm water doesn't run out onto the road, he's got a slotted drain so it's a matter of the site conditions driving the driveway configuration, I don't know that he's got any other choice.

MR. ARGENIO: Are they perforated pipes the big ones?

MR. SHAW: No, they're not, solid pipe. I may want to point out while I do have a 5 percent slope through here this is the 311 contour, this spot elevation existing is 310.8 and I'll just quickly go through 310.5 so maybe this is 310.5, I only have a half foot of fall in the last 25 feet.

MR. ARGENIO: Very good point.

MR. SHAW: What happens we have a dished effect so even if this was 5 percent right to the edge of pavement I wouldn't have a problem but that's not the case, it's 5 percent then it bellies out.

MR. EDSALL: The 5 percent is on that kind of turn into the parking lot.

MR. ARGENIO: I see it. One other thing Greg, Mark has a comment here that catch basin 6A and 6B should be moved to the center of the parking space. I agree with that comment but I will extend that to catch basin number 7, I think that should be moved to the center of the spot as well. Any reason you wouldn't want to do that to the center of the parking stall so if somebody gets out, i.e., a woman in heels she doesn't step in it?

MR. SHAW: I can accommodate both.

MR. ARGENIO: Now if I asked to move it in a north-south direction it's going to knock you out of line but east-west you should be able to do that.

MR. SHAW: It's not a problem. One other thing I'd like to bring out and I'd like to take credit for but I won't because this was generated by your engineer, I have a refuse enclosure really right at the front door, there's no other place to put it, it's central and it was a masonry refuse enclosure as standard as to what this planning board wants, what Mark suggested and the drawings reflected is that we take this masonry enclosure and brick, face it similar to the brick on the building then what we're going to do is we're going to get some signage instead of having identification sign, get some lettering and put it on the face of the brick of the refuse enclosure so we won't have to put a sign up, the back of the brick refuse enclosure will actually serve as an identification sign for the project.

March 14, 2007

18

MR. ARGENIO: Somebody look at the landscaping? Oh, you did landscape.

MR. MINUTA: That's a good way of utilizing that.

MR. EDSALL: We have some fun at the workshops thinking of those kinds of things.

MR. ARGENIO: I agree with Mark's comments too, Mr. Shaw, just for the record, lead agency coordination letter we haven't sent that out yet. I'll accept a motion that we circulate that.

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board circulate a lead agency coordination letter for the Pizzo site plan on Route 207. No further discussion from the board members, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Greg, I'm sure I don't have to tell you that this falls under Orange County referral umbrella. Mark, do we need to vote?

MR. EDSALL: No, it's just a matter of the board thinking the plan's ready to go.

MR. ARGENIO: Dominic, prepare whatever paperwork needs to be prepared, let's get that referred to the County.

Also number 6 I'm going to read, if the planning board should determine for the record if a public hearing will be required for this site plan per its discretionary judgment under paragraph 386 of the zoning local law. I feel different on this project than I do the Moroney project, it's high profile and I don't think it's going to affect your time line, Greg, so I think that we should schedule that.

MR. VAN LEEUWEN: So moved.

MR. ARGENIO: I feel that the plans are in a condition now where we probably can do that.

MR. SHAW: There's nothing for me to add.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board schedule a public hearing for the Pizzo site plan application. No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I have a note from Mr. Bedetti, our fire inspector, the plan is unacceptable, you need 30 foot fire lane and also dead-end fire apparatus road in excess of 150 feet is not permitted. So, Greg, you need to get with Barney about that and you guys should have a discussion. I think for the most part I think that I'm sure you're hearing this from the other members that the architecture is nice, we have a professional that took a look at that and he's happy with that and I think that you're making something work

March 14, 2007

20

there and a lot of people have not had the ability to do that but we have to keep Mr. Bedetti satisfied because he keeps us in compliance.

MR. SHAW: I'll do that.

MR. MINUTA: I'd like to make a suggestion on the enclosure it might be nice if we can do a pilaster on each side like a sign and do your lime stone cap, make it a--

MR. ARGENIO: Pilasters on the corners to give it some relief and lime stone cap of sorts.

MR. MINUTA: With the building were there any coins on the corners or just--

MR. COPPOLA: Not right now, we didn't do coining.

MR. MINUTA: If it's in the budget that would be really nice.

MR. COPPOLA: We'll take a look at that.

MR. ARGENIO: Thank you, Greg.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF:

New Windsor

P/B APP. NO.: 100-3

05-32

WORK SESSION DATE:

2-7-07

PROJECT: NEW

~~OLD~~ X

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D:

full gpr

PROJECT NAME:

Pirro-

REPRESENTATIVES PRESENT:

Shaw

MUNICIPAL REPS PRESENT:

BLDG INSP. _____

PB ATTY. _____

FIRE INSP. _____

PLANNER _____

MHE RE (MJE) (Other) _____

P/B CHMN _____

OTHER _____

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT TYPE

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: _____

Ready For Meeting _____

Recommended Mtg Date _____

SITE PLAN

SPEC PERMIT

L I CHG.

SUBDIVISION

OTHER

Sib, saw drainage report + accu
Oked for Sib

went to ZBA got variances

not sur

no right den?



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENT@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

NJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 & 300
SECTION 4 – BLOCK 3 – LOT 8
PROJECT NUMBER: 05-32
DATE: 14 MARCH 2007
DESCRIPTION: THE APPLICATION PROPOSES DEVELOPMENT OF A 3300 SQ.FT. OFFICE BUILDING ON THE TRIANGULAR PARCEL. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 10 MAY 06 PLANNING BOARD MEETING.


1. The applicant previously received approval for a very similar site plan on 5-20-98 (app.no. 93-4). That application was referred to the ZBA on 2/10/93. The applicant made submission at the 9-22-05 meeting for a 4220 s.f. building. A new plan was submitted on 5-10-06 and a referral was made to the ZBA (referral dated 5-19-06).
2. The applicant is back to the Board at this time with more complete plans, with indication that the necessary variances were granted on 11-13-06.
3. We have made a preliminary review of the plans and have the following comments:
 - The Board should note that the development "scheme" for this site involves filling of the site to increase the elevation of the parking area and building floor (above current elevations). Up to approximately 4 ft. of fill is to be placed.
 - In line with the prior comment, note the driveway slope approximates 5%.
 - Regarding the site lighting, I recommend the pole fixture near the entrance be shifted nearer the curb-cut to provide enhanced lighting at the entrance (or an additional pole be provided). In addition, the board should observe the plan not which calls for building mounted fixtures near the entrances to the building (this is acceptable).

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- The plans reflect grading and drainage work within the NYSDOT right-of-way. The applicant's engineer indicates preliminary discussions have occurred with the Permit Engineer. Notwithstanding same, I have prepared a letter for a formal referral to the Poughkeepsie DOT office.
 - CB #6A & #6B should be moved to the center of the parking space.
 - The plans appear otherwise complete.
4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawings (folded) and the environmental form for this purpose.
 5. This project adjoins the State Highway and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). I have prepared the necessary referral and have provided same to the PB Secretary.
 6. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-32-14Mar07.doc



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

12 March 2007

SUBJECT: PIZZO SITE PLAN
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF. NO. 05-32)

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Site Plan approval of the Pizzo Office Building Site Plan project, located at Routes 300 & 207 within the Town. The project involves, in general, the development of a 3300 s.f. office building on the 0.8 Acre site. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

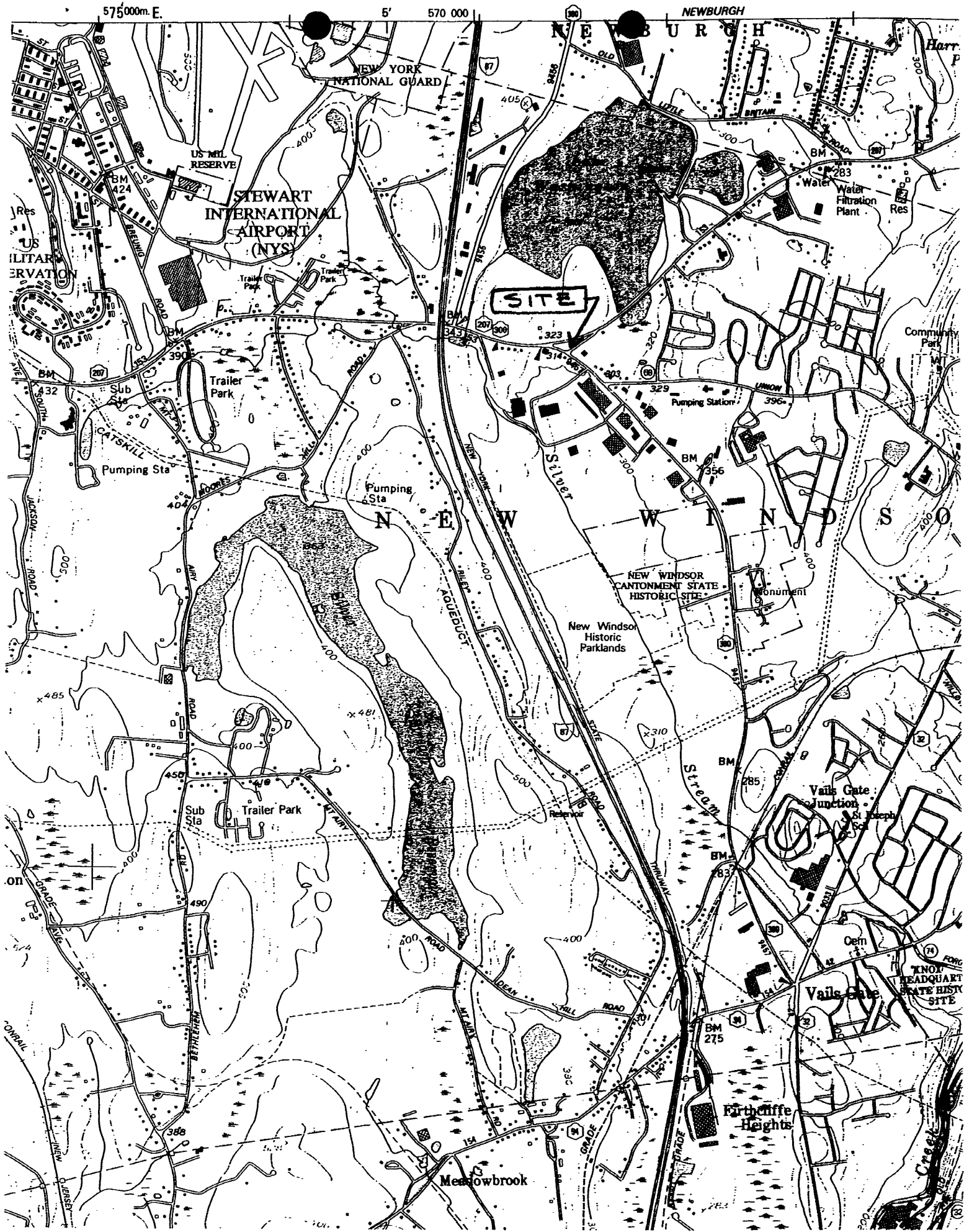
A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 563-4615.

Very truly yours,

Mark J. Edsall, P.E., P.P.

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

NYS Department of Transportation, Poughkeepsie
George A. Green, Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Orange County Department of Planning
Myra Mason, Planning Board Secretary
Planning Board Attorney (w/o encl)
Applicant (w/o encl)



ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-32 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: not set

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: John Pizzo
Address: 31 Dogwood Hill Road, Newburgh, NY 12550

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: Triange Property at Rt 207 & Rt. 300
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 4 Block: 3 Lot: 8

Present Zoning District: PO Size of Parcel: 0.8 +/- Acres

5. Type of Review:

***Site Plan


Zone Change: From == To: ==

Zoning Amendment: To Section _____

**Subdivision: Number of Lots/Units _____

***Site Plan: Use 3300 S.F. Office Building

Date: 3-12-07

Signature & Title: Mark J. Edsall, P.E.
Mark J. Edsall, P.E.,
Planning Board Engineer 



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

12 March 2007

Mr. Richard Dillmann, P.E., Regional Traffic Engineer
NYS Department of Transportation, Region 8
4 Burnett Boulevard
Poughkeepsie, N.Y. 12603

SUBJECT: PIZZO SITE PLAN – ROUTES 300 & 207
NEW WINDSOR PLANNING BOARD NO. 05-32

Dear Mr. Dillmann:

The Town of New Windsor Planning Board has received an application for site plan approval of a 3300 s.f. office building located on the triangular property surrounded by Routes 300 & 207 within the Town. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department. The enclosed plan is an updated (new) version, which supersedes all previous plans.

We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

Mark J. Edsall, P.E., P.P.

Mark J. Edsall, P.E., P.P. ®
Planning Board Engineer

MJE/st
NW05-32-NYS DOT-Ref 03-12-07.doc

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Francis Bedetti, Asst. Fire Inspector



SUBJECT: SBL; 4-1-11.1

DATE: March 14, 2007

Fire Prevention Reference Number: FPS-07-007

A review of the above referenced plan has been conducted and is unacceptable for the following reasons:

- 1) 30' fire lane needed
Town Code 280.15 B**
- 2) Dead end fire apparatus road in excess of 150 feet
not permitted.
Fire Code 503.2.5**

fax to Greg

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

June 5, 2007

Traffic And Safety
New York State Department Of Transportation
4 Burnett Blvd.
Poughkeepsie, New York 12603

Att: Glenn Boucher, P.E.

Re: Additional NYSDOT Highway Exit For John L. Pizzo Enterprises LLC
NYS Route 300 and 207, Town of New Windsor, NY

Dear Mr. Boucher:

John Pizzo L. Enterprises LLC is presently before the New Windsor Planning Board to obtain Site Plan Approval for a 3,300 SF office building. The project site is 0.80 acres in size and is in a unique location being situated among NYS Route 300 (Temple Hill Road), NYS 207 (Little Britain Road), and NYS Route 207. This project was submitted to your Department for a non-permit review in March of 2006. The project entrance was, and continues to be located on NYS Route 207 (Little Britain Road).

During the Planning Board review process, New Windsor Assistant Fire Inspector Francis Bedetti commented that dead end fire apparatus roads in excess of 150 feet are not permitted. In conversation with Mr. Bedetti he stated that with only one point of ingress/egress for the project site, which creates a dead end, NYS State Law limits the distance that fire apparatus can travel to have access to all sides of a building. In simple terms, because this 150 foot dead end travel distance is exceeded, a second exit from the project site is required. Mr. Bedetti rejected the concept of constructing an emergency exit with a chained gate just for fire apparatus as he stated that it would probably not be plowed during the winter months. I am enclosing a copy of the Fire Inspector's Inter-Office Correspondence from Mr. Bedetti dated March 14, 2007 for your files.

In addressing this issue, I have revised the site drawing to indicate an additional exit, 15 feet in width, onto the one way westerly lane of NYS Route 207. The feasibility of this exit was reviewed at the site with your Permit Officer, Siby Mary Zaccharia Carbone, on May 31. I am enclosing for your review the revised drawing which is entitled "Site Development/Grading Plan – New Office Building For John L. Pizzo Enterprises, LLC" which is dated June 5, 2007.

June 5, 2007

I would appreciate a response from your Department whether this second exit would be permitted by your Department, assuming all requirements of your permit procedure are met.

Very truly yours,

SHAW ENGINEERING

A handwritten signature in black ink, appearing to read 'Gregory J. Shaw', is written over the company name.

Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: Siby Mary Zaccharia Carbone, NYSDOT Permit Officer w/Enclosure
John Pizzo w/Enclosure
New Windsor Planning Board

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/14/2007

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	02/26/0707	MUNICIPAL HIGHWAY	/ /	
REV1	02/26/0707	MUNICIPAL WATER	/ /	
REV1	02/26/0707	MUNICIPAL SEWER	/ /	
REV1	02/26/0707	MUNICIPAL FIRE . NEED 30' FIRE LANES	03/14/2007	DISAPPROVED
		<i>see review sheet</i>		
REV1	02/26/0707	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/14/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/26/2005	EAF SUBMITTED	/ /	
ORIG	09/26/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/26/2005	LEAD AGENCY DECLARED	/ /	
ORIG	09/26/2005	DECLARATION (POS/NEG)	/ /	
ORIG	09/26/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PUBLIC HEARING HELD	/ /	
ORIG	09/26/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PRELIMINARY APPROVAL	/ /	
ORIG	09/26/2005		/ /	
ORIG	09/26/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/14/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

05/10/2006	P.B. APPEARANCE	REFER TO ZBA . NEW ENGINEER TAKING OVER THE PROJECT - BOARD REVIEWED NEW . PLAN AND REFERRED SAME TO ZBA WITH FAVORABLE RECOMMENDATION . NEED RENDERING OF BUILDING WHEN RETURN TO PLANNING BOARD - . PROPERTY IS IN A HISTORIC ZONE.
09/28/2005	P.B. APPEARANCE	REFER TO ZBA . WITH POSITIVE RECOMMENDATION
07/21/2005	WORK SHOP APPEARANCE	SUBMIT



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS – Regular Session
AGENDA for SEPTEMBER 25, 2006

7:30 p.m. – Roll Call

Motion to accept minutes of JULY 24, 2006 & AUGUST 28, 2006 meetings as written.

PRELIMINARY MEETINGS:

SET UP
FOR P/H

1. **JOHN PIZZO (06-52)** Request for:

8,687 s.f. Minimum Lot Area
8 ft * 15 ft * 5 ft. Front Yard Setback (Three Front Yards)
33% Developmental Coverage

For proposed New Office Building at the corners of Temple Hill Rd., Little Britain Rd. & Rt. 207 in a PO Zone (4-1-11.1)

SET UP
FOR P/H

2. **MORONEY'S CYCLE SHOP (06-53)** Request for:

3.365 Acres Minimum Lot Area	20 ft. Rear Yard Setback
46 ft. Side Yard Setback	12 ft. Building Height
62 ft. Total Side Yard Setback	0.4% Developmental Coverage
50 Parking Spaces	

For proposed New 4,950 s.f. building on Union Ave. (Rt. 300) in a C Zone (4-1-9.22 & 9.23)

SET UP
FOR P/H

3. **COPPOLA ASSOCIATES (for Douglas Crana)** Request for:

36,560 s.f. Minimum Lot Area	5 ft. Side Yard Setback
55 ft. Minimum Lot Width	26 ft. Rear Yard Setback
26 ft. Front Yard Setback	

For Proposed Single Family home at 22 Cedar Avenue in an R-4 Zone (13-8-12)

SET UP
FOR P/H

4. **COPPOLA ASSOCIATES (for Arthur Glynn)** Request for:

36,560 Minimum Lot Area	5 ft. Side Yard Setback
55 ft. Minimum Lot Width	10 ft. Total Side Yard Setback
26 ft. Front Yard Setback	22 ft. Rear Yard Setback

For Proposed Single Family home at 20 Cedar Avenue in an R-4 Zone (13-8-11)

PUBLIC HEARINGS:

APPROVED

5. **ANDREW PERKAL (06-49)** Request for 76 sq. ft. area and 5 ft. height for existing free-standing sign at 436 Blooming Grove Tpk. in and NC Zone (46-2-49)

APPROVED

6. **JAMES DUFFY (06-50)** Request for Use Variance to permit a single family dwelling in a C Zone at 22 Old Riley Road (68-2-13.22)

APPROVED

7. **ROBERT RICCARDI (06-51)** Request for 2 ft. Height for proposed fence in front yard at 4 Buttermilk Drive in a CL-1 Zone ((78-2-3)

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 05-32

DATE: 5-19-06

APPLICANT:

*#1 ZBA 9-25-06
SET UP FOR P/H*

John Pizzo

31 Dogwood Hill Road, Newburgh, NY 12550

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 9-22-05

FOR: SITE PLAN

LOCATED AT: Temple Hill Rd (Rt.300) & Little Britain Rd (Rt.207)

ZONE: PO

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 2 LOT: 2

4 - 1 - 11.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Bulk Variances Required for:

Lot Area, Front Yard setbacks (three) & Development Coverage

TOWN OF NEW WINDSOR CODE: Bulk Tables

Mark J. Edsall, P.E., P.P.
Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

TICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

ZONE: **PO** USE: **A-5**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
AREA	43,560 s.f.	34,873	8,687
WIDTH	125 ft.	232	-
FRONT YARD	45 ft.	37/30/40 **	8' / 15' / 5'
SIDE YARD	20 ft.	n/a	-
TOTAL SIDE YARD	40 ft.	n/a	-
REAR YARD	50 ft.	n/a	-
FRONTAGE	70 ft.	541	-
3. HT.	35 ft.	25	-
EA RATIO	n/a	-	-
BLE AREA	n/a	-	-
MENTAL COVERAGE	20%	52.7 %	33 %
NG SPACES	22	24	-

ards setbacks (three) from Temple Hill Rd / Rt. 207 / Little Britain (207)

**COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND
TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE
TION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT
LE AGENDA FOR THE ZONING BOARD OF APPEALS.**

, APPLICANT, P.B. ENGINEER, P.B. FILE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

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(845) 567-3100
e-mail: mhenry@mhepc.com

☐ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF:

NW

P/B APP. NO.: 100-3

05.32

WORK SESSION DATE:

6 Dec 06

PROJECT: NEW

OLD

REAPPEARANCE AT W/S REQUESTED:

RESUB. REQ'D:

PROJECT NAME:

P1220 Rt 300

REPRESENTATIVES PRESENT:

Greg Klam

MUNICIPAL REPS PRESENT:

BLDG INSP.

FIRE INSP.

P/B CHMN

PB ATTY.

PLANNER

OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT TYPE

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral:

Y

N

Ready For Meeting

Y

N

Recommended Mtg Date

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/11/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

05/10/2006	P.B. APPEARANCE	REFER TO ZBA
	. NEW ENGINEER TAKING OVER THE PROJECT - BOARD REVIEWED NEW	
	. PLAN AND REFERRED SAME TO ZBA WITH FAVORABLE RECOMMENDATION	
	. NEED RENDERING OF BUILDING WHEN RETURN TO PLANNING BOARD -	
	. PROPERTY IS IN A HISTORIC ZONE.	
09/28/2005	P.B. APPEARANCE	REFER TO ZBA
	. WITH POSITIVE RECOMMENDATION	
07/21/2005	WORK SHOP APPEARANCE	SUBMIT



RESULTS OF P.B. MEETING OF: May 10, 2006

PROJECT: John Pizzo Site Plan

P.B. # 05-32



LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y____N____
TAKE LEAD AGENCY: Y____N____

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M)___S)___ VOTE: A___N___
CARRIED: Y___N___

PUBLIC HEARING:

WAIVED: _____ CLOSED: _____

CLOSED:_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M) 3 S) ✓ VOTE: A 5 N 0

RETURN TO WORK SHOP: Y__N__

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

Dev. Coverage

Historic Zone - Yes

Need Rendering of Building

Favorable Rec.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE
SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 & 300
SECTION 4 - BLOCK 3 - LOT 8
PROJECT NUMBER: 05-32
DATE: 10 MAY 2006
DESCRIPTION: THE APPLICATION PROPOSES DEVELOPMENT OF A 3300 SQ.FT.
OFFICE BUILDING ON THE TRIANGULAR PARCEL.

1. The applicant previously received approval for a very similar site plan on 5-20-98 (application no. 93-4). That application was referred to the ZBA on 2/10/93. The applicant made submission at the 9-22-05 meeting for a 4220 s.f. building. For this meeting we have a new plan, from a new engineer, and a revised referral to the ZBA is required.

It is my recommendation that the planning board deem this application incomplete, and forward this application to the Zoning Board of Appeals for necessary action.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-32-10May06.doc

REGIONAL OFFICES

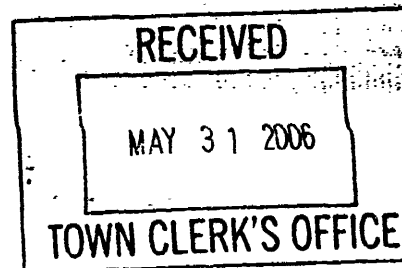
• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670

cc: P/Bd.



REQUEST FOR PUBLIC RECORDS

Date: 5/31/06
Name: Michael Randall
Address: 831 Little Britain Road
New Windsor NY 12553
Phone: (845) 562-2555 x 6018
Representing: Times Herald-Record

Please specify:

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

John Pizzo Site Plan
Rt. 300 and Little Britain Road

Documents may not be taken from this office.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/10/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951

APPLICANT: JOHN PIZZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/26/2005	EAF SUBMITTED	/ /	
ORIG	09/26/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/26/2005	LEAD AGENCY DECLARED	/ /	
ORIG	09/26/2005	DECLARATION (POS/NEG)	/ /	
ORIG	09/26/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PUBLIC HEARING HELD	/ /	
ORIG	09/26/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	09/26/2005	PRELIMINARY APPROVAL	/ /	
ORIG	09/26/2005		/ /	
ORIG	09/26/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/10/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 5-32

NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

09/28/2005 P.B. APPEARANCE REFER TO ZBA
. WITH POSITIVE RECOMMENDATION

07/21/2005 WORK SHOP APPEARANCE SUBMIT



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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e-mail: mhepc@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 3 May 2006

PROJECT: NEW _____ OLD X

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: new plan

PROJECT NAME: _____

REPRESENTATIVES PRESENT: John P. Zito S/P G. Shaw

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

X

FIRE INSP.

PLANNER

OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

**PROJECT
TYPE**

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: X Y _____ N

Ready For Meeting X Y _____ N

Recommended Mtg Date next avail

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-32
NAME: PIZZO SITE PLAN PA2005-951
APPLICANT: JOHN PIZZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/26/2005	REC. CK. #1467	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

[Handwritten Signature]
9/27/05

P.B. # 05-32
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#926-2005

09/27/2005

John L. Pizzo Enterprises, LLC

Received \$ 125.00 for Planning Board Fees, on 09/27/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhapa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: new

WORK SESSION DATE: 21 Sept 05

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: later

RESUB. REQ'D: full gpp

PROJECT NAME: P1220

REPRESENTATIVES PRESENT: John Pizzo / P/C

MUNICIPAL REPS PRESENT:

BLDG INSP. X
ENGINEER X
P/B CHMN X

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

reappraisal of former

need 284 variances.

- full updated review
later

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L I CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: X Y N

Ready For Meeting X Y N

Recommended Mtg Date next



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-3

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 7 Sept 05

PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: YES.

RESUB. REQ'D: Full S/P App

PROJECT NAME: Pizzo S/P

REPRESENTATIVES PRESENT: John Pizzo

MUNICIPAL REPS PRESENT:
BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED: 207 + 300

PO island.
prev app 15-20-98
update bulk & show various req'd
rework p14 spaces 9x19
1/175 4220 = 25 green
Will be ZBA referral.

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553-6196
Telephone: (845) 563-4618
Fax: (845) 563-4695

Office of the Building Inspector

DATE: August 26, 2005

Mr. John L. Pizzo
31 Dogwood Hills Rd.
Newburgh, New York 12550

SUBJECT: BUILDING PERMIT APPLICATION FOR:

4-1-11.1 *819 Little Britain Rd.*
PA2005-951 ~~4-3-8~~ RENEW - SITE APPROVAL - ~~571 Temple Hill Rd.~~
(project)

Dear Applicant:

We have reviewed your Application for Building Permit submitted to our office on (date) August 26, 2005. It has been determined that the project described in this application needs Town of New Windsor Planning Board approval.

We are enclosing a copy of the Referral Tracking Sheet showing the reference number to be used to make an appointment with the Planning Board. Please contact Myra Mason, Monday-Friday, 8:30 to 4:30, at (845) 563-4615 to make an appointment with the Planning Board and please have the Tracking Sheet available when you call for an appointment.

We will keep your Building Permit Application "pending" until Planning Board approval has been received. At the time, we will continue our review of your project.

PLEASE NOTE:

APPOINTMENTS FOR THE PLANNING BOARD WILL NOT BE MADE WITHOUT THE TRACKING SHEET NUMBER.

Very truly yours,

Michael Babcock
Building Inspector

MB: jm
Cc: Planning Board Office

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Telephone: (845) 563-4615

Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

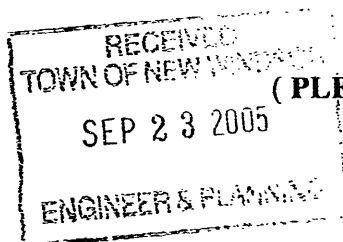
Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 4 Block 3 Lot 8

BUILDING DEPARTMENT PERMIT NUMBER PA 2005 - 951

1. Name of Project Pizzo Site Plan Route 307 & 207
2. Owner of Record John Pizzo Phone 845 561-2919
Address: 31 Dogwood Hill Road Newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant John Pizzo Phone 845-561-2919
Address: 31 Dogwood Hill Road Newburgh New York, 12550
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Cuomo Engineering Phone 845-567-1177
Address: 1016 World Trade Way New Windsor, New York 12553
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
John Pizzo 845 561-1177 845-561-7857
(Name) (Phone) (fax)
7. Project Location: On the North side of corner of Temple Hill & the Britain
(Direction) (Street)
8. Project Data: Acreage 0.7958 Zone PO School Dist. Newburgh

PAGE 1 OF 2



(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-32

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☐ No ☒

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Professional
Office use, 0.7958 of an acre, 1 lot parking area.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒
12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

22 DAY OF Sept 2005

(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Claudia Caporale
NOTARY PUBLIC

CLAUDIA CAPORALE
No. 01CA6008443
Notary Public, State of New York
Qualified in Orange County

Please Print Agent's Name as Signed

TOWN USE ONLY
TOWN OF NEW WINDSOR

SEP 23 2005

DATE APPLICATION RECEIVED

05-32

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

it conducts business

John L. Pizzo Enterprises LLC, deposes and says that ~~he resides~~
(OWNER)

at 53 Route 17K, Newburgh in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that ~~he~~ ^{it} is the owner of property tax map

(Sec. 4 Block 1 Lot 11.1)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that ~~he~~ designates:
it

(Agent Name & Address)

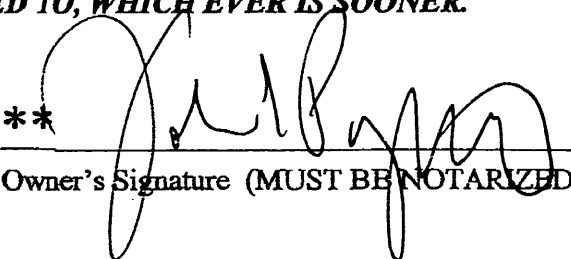
Gregory J. Shaw, P.E.
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

1st DAY OF May 2006

**

Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)


NOTARY PUBLIC

DEBORAH A. WHITE
No. 01WH4963883
Notary Public, State of New York
Qualified in Dutchess County

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

December 22, 2005

Mr. John L. Pizzo
31 Dogwood Hills Road
Newburgh, New York 12550

Town Of New Windsor
Planning Board,
555 Union Ave.
New Windsor, NY 12553

Att:Myra, Sec.

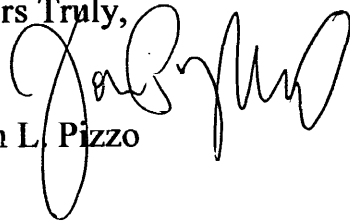
Dear Myra:

Please acknowledge Greg Shaw as my replacement engineer for the property located Intersection Rt. 300 and NYS 207.

Please transfer paid fees towards the new site plan.

Yours Truly,

John L. Pizzo

A handwritten signature in black ink, appearing to read 'John L. Pizzo', written over the printed name.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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(845) 567-3100
fax: (845) 567-3232
e-mail: mhenry@mhepc.com

Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

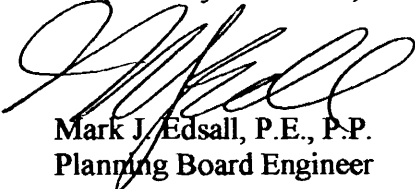
PROJECT NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 & 300
SECTION 4 – BLOCK 3 – LOT 8
PROJECT NUMBER: 05-32
DATE: 28 SEPTEMBER 2005
DESCRIPTION: THE APPLICATION PROPOSES DEVELOPMENT OF A 4220 SQ.FT.
OFFICE BUILDING ON THE TRIANGULAR PARCEL.

1. The applicant previously received approval for a very similar site plan on 5-20-98 (application no. 93-4). That application was referred to the ZBA on 2/10/93.
2. The current application is also for an office building. The “required” bulk information shown on sheet 2 of 5 is correct for the zone and use. The applicant requires variance for lot area, front yard, lot coverage and off-street parking.

The plan should have all dimensions for setbacks from building to property line shown on the plan submitted to the ZBA, and these must match the bulk table data.

It is my recommendation that the planning board deem this application incomplete, and forward this application to the Zoning Board of Appeals for necessary action.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-32-28Sept05.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



RESULTS OF P.B. MEETING OF: September 28, 2005

PROJECT: John Pizzo Site Plan

P.B. # 05-32

NEGATIVE DEC:

M)____S)____VOTE: A____N____

CARRIED: Y_____N_____

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y____

SEND TO DEPT. OF TRANSPORTATION: Y___

REFER TO Z.B.A.: M) A S) K VOTE: A 5 N 0

RETURN TO WORK SHOP: Y__N__

APPROVAL:

M)____S)____ VOTE:A____N____ APPROVED:_____

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

Positive Recommendation

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

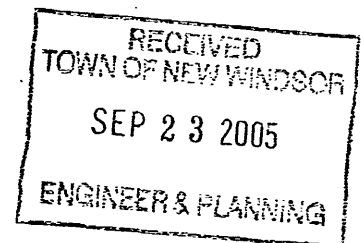
ITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:

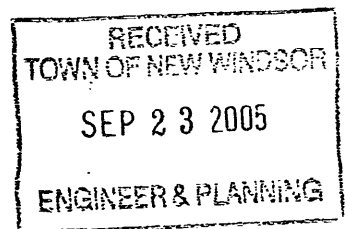


3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress



PROPOSED IMPROVEMENTS

- 22. N/A Landscaping
- 23. N/A Exterior Lighting
- 24. N/A Screening
- 25. ✓ Access & Egress
- 26. ✓ Parking Areas
- 27. NA Loading Areas
- 28. ✓ Paving Details (Items 25 - 27)
- 29. ✓ Curbing Locations
- 30. ✓ Curbing through section
- 31. ✓ Catch Basin Locations
- 32. ✓ Catch Basin Through Section
- 33. ✓ Storm Drainage
- 34. ✓ Refuse Storage
- 35. N/A Other Outdoor Storage
- 36. ✓ Water Supply
- 37. N/A Sanitary Disposal System
- 38. N/A Fire Hydrants
- 39. ✓ Building Locations
- 40. ✓ Building Setbacks
- 41. N/A Front Building Elevations
- 42. N/A Divisions of Occupancy
- 43. ✓ Sign Details
- 44. ✓ Bulk Table Inset
- 45. ✓ Property Area (Nearest 100 sq. ft.)
- 46. ✓ Building Coverage (sq. ft.)
- 47. ✓ Building Coverage (% of total area)
- 48. N/A Pavement Coverage (sq. ft.)
- 49. N/A Pavement Coverage (% of total area)
- 50. N/A Open Space (sq. ft.)
- 51. N/A Open Space (% of total area)
- 52. ✓ No. of parking spaces proposed
- 53. ✓ No. of parking spaces required



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

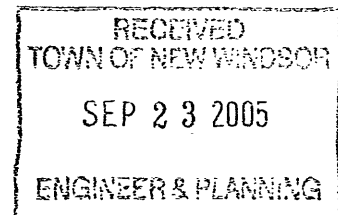
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE

BY: *Paul H. Ciron* 9/21/05
Licensed Professional Date



⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PROJECT ID NUMBER

617.20

SEQR


APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR James J. Moroney & Patrick Moroney	2. PROJECT NAME New Motor Vehicle Sales Bldg. for Cycle Shop.
3. PROJECT LOCATION: 833 Union Avenue, New Windsor, NY Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map Located on the lands of the Moroney Motor Cycle Shop Located at 833 Union Avenue, New Windsor, NY.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Construct a New Motor Vehicle Sales Building for Moroney's Cycle Shop, located on the property of the aforementioned Cycle Shop.	
7. AMOUNT OF LAND AFFECTED: Initially 1.635 acres Ultimately 1.635 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name James J. Moroney & Patrick Moroney Date: May 26, 2006 Signature 	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
☐ Yes ☒ No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of New Windsor Planning Board
Name of Lead Agency

Date

Chairman
Title of Responsible Officer

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

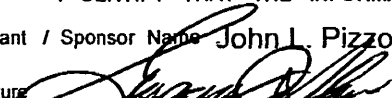
Signature of preparer (if different from responsible officer)

PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
for UNLISTED ACTIONS Only**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR John L. Pizzo Enterprises, LLC	2. PROJECT NAME New Office Building For John L. Pizzo Enterpri
3. PROJECT LOCATION: Little Britain Road, New Windsor, NY Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map Intersection of Little Britain Road, NYS Route 300, and NYS Route 207	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: The construction of a 3,300 SF office building along with 24 parking spaces on a 0.80 acre parcel of land	
7. AMOUNT OF LAND AFFECTED: Initially 0.80 acres Ultimately acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly: Area Variances will be required	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name John L. Pizzo Enterprises, LLC Date: May 2, 2006 Signature 	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☒ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
☐ Yes ☒ No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town Of New Windsor Planning Board
Name of Lead Agency

Genaro Argenio
Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Chairman
Title of Responsible Officer

Signature of Preparer (if different from responsible officer)

**State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM**

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

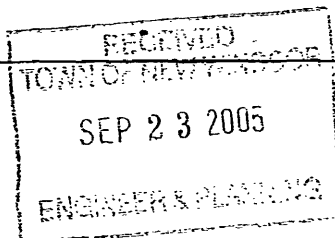
A Conditioned Negative Declaration is only valid for Unlisted Actions.

John Pizzo
Name of Action

Town of New Windsor Planning Board
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency Chairman of Planning Board
Title of Responsible Officer

September 22, 2005
Date



PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION John Pizzo (Site Plan)		
LOCATION OF ACTION 31 Dogwood Hill Road		
NAME OF APPLICANT/SPONSOR John Pizzo		BUSINESS TELEPHONE 845 - 561 - 2919
ADDRESS 31 Dogwood Hill Road		
CITY/PO Newburgh	STATE NY	ZIP CODE 12550
NAME OF OWNER (if different) Same as above		BUSINESS TELEPHONE Same as above
ADDRESS Same as above		
CITY/PO Same as above	STATE	ZIP CODE
DESCRIPTION OF ACTION Site Plan for: 4,220 sq. ft. Office Building, on the North side of Temple Hill Road (N.Y.S. Route 300) & Little Britain Road (N.Y.S. Route 207), Town of New Windsor, in Orange County, New York.		

Please Complete Each Question - Indicate N.A. if not applicable.

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential ☐ Rural (non-farm)
 ☐ Forest ☐ Agricultural ☐ Other

2. Total acreage of project area: 0.796 (+/-) acres

APPROXIMATE ACREAGE

Meadow or Brushland (Non-Agricultural)

PRESENTLY

AFTER COMPLETION

Forested

0.796 acres

0.342 acres

Agricultural (includes orchards, cropland, pasture, etc.)

0 acres

0 acres

Wetland (freshwater or tidal as per Articles 24, 25 of ECL)

0 acres

0 acres

Water Surface Area

0 acres

0 acres

Unvegetated (rock, earth fill)

0 acres

0 acres

Roads, buildings and other paved surfaces

0 acres

0.454 acres

Other (Indicate type)

0 acres

0 acres

3. What is predominant soil type(s) on project site: Silty Sandy Clay Loam

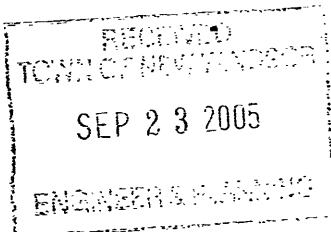
- a. Soil drainage: ☒ Well drained 60% of site ☒ Moderately well drained 30 % of site
 ☒ Poorly drained 10 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N.A. acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?

☐ Yes ☒ No

- a. What is depth to bedrock? Unknown feet



5. Approximate percentage of projected project site with slopes: ☐ 0-10% ☒ 10-15% 8 %
☐ 15% or greater 0 %
6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? > 6 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No
According to _____
Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations) ☐ Yes ☒ No
Describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain: ☐ Yes ☒ No
14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No
15. Streams within or contiguous to the project area: None
a. Name of Stream and name of River to which it is tributary: N.A.
16. Lakes, ponds, wetland areas within or contiguous to project area: N.A.
a. Name: N.A. b. Size (in acres): _____
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a. If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b. If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous waste? ☐ Yes ☒ No

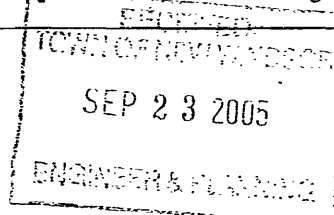
B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor: 0.796(+/-) acres.
- b. Project acreage to be developed: 0.796(+/-) acres initially; 0.796(+/-) acres ultimately.
- c. Project acreage to remain undeveloped: 0.00(+/-) acres.
- d. Length of project in miles: N.A. (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed: 0 %.
- f. Number of off-street parking spaces existing: 0 proposed: 22.
- g. Maximum vehicular trips generated per hour: 44 peak (upon project completion).
- h. If residential, number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-------------|------------|-----------------|-------------|
| Initially | <u>N.A.</u> | | | |
| Ultimately | <u>N.A.</u> | | | |
- i. Dimensions (in feet) of largest proposed structure: 2 story height; 34 (+/-) ft width; 101 (+/-) ft length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is: 1,141.56 (+/-) feet.

SEP 23 2005

ENGINEER'S PLANNING

2. How much natural material (rock, earth, etc.) will be removed from the site? 0 cubic yards.
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No
 a. If Yes, for what intended purpose is site being reclaimed? use on site
 b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
 c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 (+/-) acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site? ☐ Yes ☒ No
6. If single-phase project, anticipated period of construction: 18 months (including demolition).
7. If multi-phased: N.A. months
 a. Total number of phases anticipated: _____ (number).
 b. Anticipated date of commencement of phase one: _____ month, _____ year.
 c. Approximate completion date of final phase: _____ month, _____ year.
 d. Is phase one functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated - during construction: 26; after project is complete: 12.
10. Number of jobs eliminated by this project: None.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No
 If Yes, explain: _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
 a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: N.A.
 Name of water body into which effluent will be discharged: _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No
14. Will surface area of an existing body of water increase or decrease by proposal? ☐ Yes ☒ No
 If Yes, explain: _____
15. Is project or any portion of project located in a 100-year floodplain? ☐ Yes ☒ No
16. Will project generate solid waste? ☒ Yes ☐ No
 a. If Yes, what is the amount per month? 1.3 tons
 b. If Yes, will an existing solid waste facility be used? ☒ Yes ☐ No
 c. If Yes, give name: Local Carter; location: _____
 d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
 If Yes, explain: _____
17. Will project involve the disposal of solid waste? ☐ Yes ☒ No
 a. If Yes, what is the anticipated rate of disposal? N.A. tons/month
 b. If Yes, what is the anticipated site life? N.A. Years
18. Will project use herbicides and pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
 If Yes, indicate type(s): Electric
22. If water supply is from wells, indicate pumping capacity: N.A. gallons/minute
23. Total anticipated water usage per day: N.A. gallons/day
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
 If Yes, explain: _____



25. Approvals Required:

City, Town, Village, Board

☐ Yes ☒ No

City, Town, Village, Planning Board

☒ Yes ☐ No

City, Town Zoning Board

☒ Yes ☐ No

City, County Health Department

☐ Yes ☒ No

Other Local Agencies

☐ Yes ☒ No

Other Regional Agencies (D.C. Planning)

☐ Yes ☒ No

State Agencies

☒ Yes ☐ No

Federal Agencies

☐ Yes ☒ No

Type

Submittal

Site Plan

9/22/05

Site Variances

10/01/05

N.Y.S. DOT

10/01/05

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision?

☒ Yes ☐ No

If Yes, indicate decision required:

☐ zoning amendment ☒ zoning variance ☐ special use permit ☐ subdivision ☒ site plan

☐ new/revision of master plan ☐ resource management plan ☐ other

2. What is the zoning classification(s) of the site? PO (Professional Office)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

20 % Maximum Building Coverage

4. What is the proposed zoning of the site? N.A.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N.A.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

☒ Yes ☐ No

7. What are the predominant land uses and zoning classifications within one-quarter mile?

Uses: PO (Professional Office)

8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile?

☒ Yes ☐ No

9. If the proposed action is a subdivision of land, how many lots are proposed? N.A.

What is the minimum lot size proposed? N.A.

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☒ Yes ☐ No

a. If Yes, is existing capacity sufficient to handle projected demand?

☒ Yes ☐ No

12. Will proposed action result in the generation of traffic significantly above present levels?

☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic?

☒ Yes ☐ No

D. INFORMATION DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: Cuomo Engineering

Date: 9/22/05

Signature: [Signature] agent for Applicant

Title: Applicant's Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

SEP 23 2005

Page 5

05-32

NOTES

1. ZONING DISTRICT: PO: PROFESSIONAL OFFICE
2. TOTAL PARCEL AREA: 0.004 ACRES
3. TAX MAP DESIGNATION: SECTION 4, BLOCK 1, LOT 111
4. RECORD OWNER: JOHN L. PIZZO ENTERPRISES, LLC
153 ROUTE 77K
NEWBURGH, NEW YORK 12550
5. A FIRE LANE VARIANCE WAS GRANTED BY THE TOWN OF NEW WINDSOR FIRE PREVENTION BUREAU ON JUNE 7, 2007 FOR THE FRONT (SOUTHERLY) FIRE LANE.
6. BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM DRAWINGS ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY FOR JOHN PIZZO", PREPARED BY WILLIAM B. HILDETH, LAND SURVEYOR, P.C. AND DATED APRIL 30, 1997.
7. SIGHT DISTANCES AT THE INTERSECTION OF THE PROJECT ENTRANCE AND LITTLE BRITAIN ROAD WERE MEASURED FROM A POINT 5.75 FEET ABOVE THE GROUND SURFACE AND 12 FEET BACK FROM THE PROJECT ENTRANCE'S INTERSECTION WITH THE EDGE OF PAVEMENT OF LITTLE BRITAIN ROAD TO A POINT 4.5 FEET ABOVE THE ROAD SURFACE ON LITTLE BRITAIN ROAD AT THE POINT SIGHTED.
8. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
9. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 19B OF THE PUBLIC SERVICE LAW ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 55 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING, UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

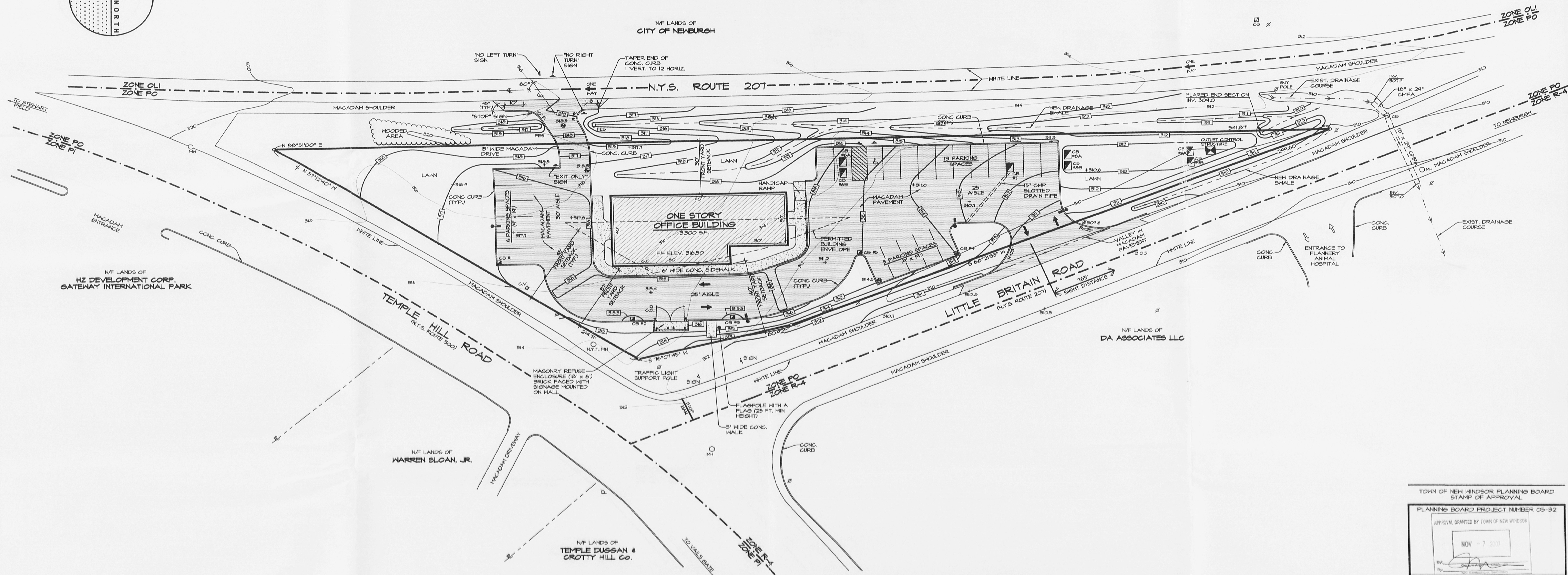
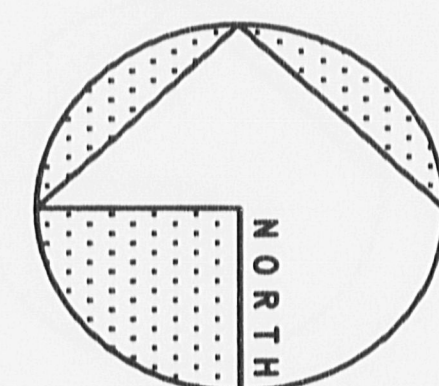
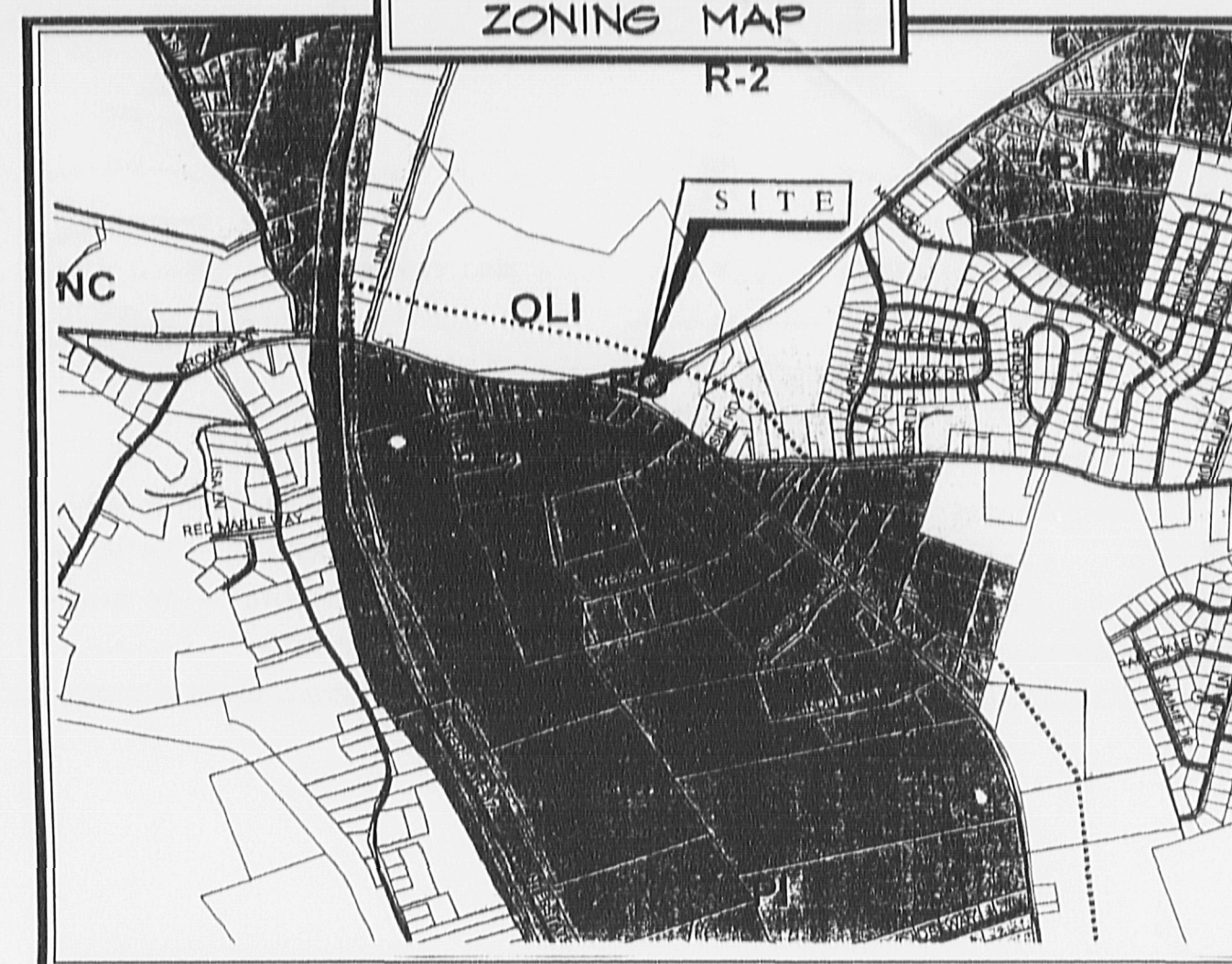
ZONING SCHEDULE

ZONING SCHEDULE			
ZONING PO - PROFESSIONAL OFFICE			
BULK REGULATIONS OF PO ZONE A-5 PROFESSIONAL AND BUSINESS OFFICES			
	REQUIRED	PROVIDED	VARIANCES GRANTED ON NOV. 13, 2006
MIN. LOT AREA	49,560 S.F.	34,873 S.F.	6,687 S.F.
MIN. LOT WIDTH	125 FT.	232 FT.	
FRONT YARD DEPTH	45 FT.	30 FT.	8' (TEMPLE HILL ROAD) 15' (N.Y.S. ROUTE 207) 5' (LITTLE BRITAIN ROAD)
SIDE YARD WIDTH - ONE	20 FT.	N/A	
SIDE YARD WIDTH - TWO	40 FT.	N/A	
REAR YARD DEPTH	50 FT.	N/A	
REG'D STREET FRONTAGE	70 FT.	541 FT.	
MAX. BLDG. HEIGHT	35 FT.	30 FT.	
DEVELOPMENT COVERAGE	20 %	52.7 %	32.7%
OFF-STREET PARKING:			
OFFICE			
1 SPACE PER 150 S.F. OF FLOOR AREA IN SALES USE (9,300 S.F. / 150 S.F. PER SPACE)	22 SPACES	24 SPACES	
ONE SIDE YARD, TWO SIDE YARDS AND REAR YARD DEPTHS ARE NOT APPLICABLE AS THE SITE CONTAINS 3 FRONT YARDS.			

LEGEND

EXISTING	NEW
312 2' CONTOUR	314 FINISHED GRADE
310 10' CONTOUR	CB CATCH BASIN
BOUNDARY	35' x 5' CATCH BASIN
ADJ. PROPERTY LINE	CBV CURB VALVE
CB CATCH BASIN	C.O. SANITARY CLEANOUT
MH SANITARY MANHOLE	FES FLARED END SECTION
N.Y. MH N.Y. TELEPHONE MANHOLE	LP LIGHT POLE
H DRANT	314.5 SPOT ELEV. 314.5
UTILITY POLE	HOODED LINE
+310.7 SPOT ELEVATION 310.7	MACADAM PAVEMENT
HOODED LINE	

ZONING MAP



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD PROJECT NUMBER 05-32

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NOV -7 2007

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Shaw Engineering
Consulting Engineers

744 Broadway

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Drawn By: J.R.J.	Drawing: SITE DEVELOPMENT / GRADING PLAN	1 OF 8
Checked By: G.J.S.	Project: NEW OFFICE BUILDING FOR JOHN L. PIZZO ENTERPRISES, LLC	Project No. 0504
Scale: 1"=20'	LITTLE BRITAIN ROAD TOWN OF NEW WINDSOR, N.Y.	
Date: 5-2-2006		

NOTES

1. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 118B OF THE PUBLIC SERVICE LAW, ARTICLE 96 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 59 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING, UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

UTILITY MATERIAL SPECIFICATIONS

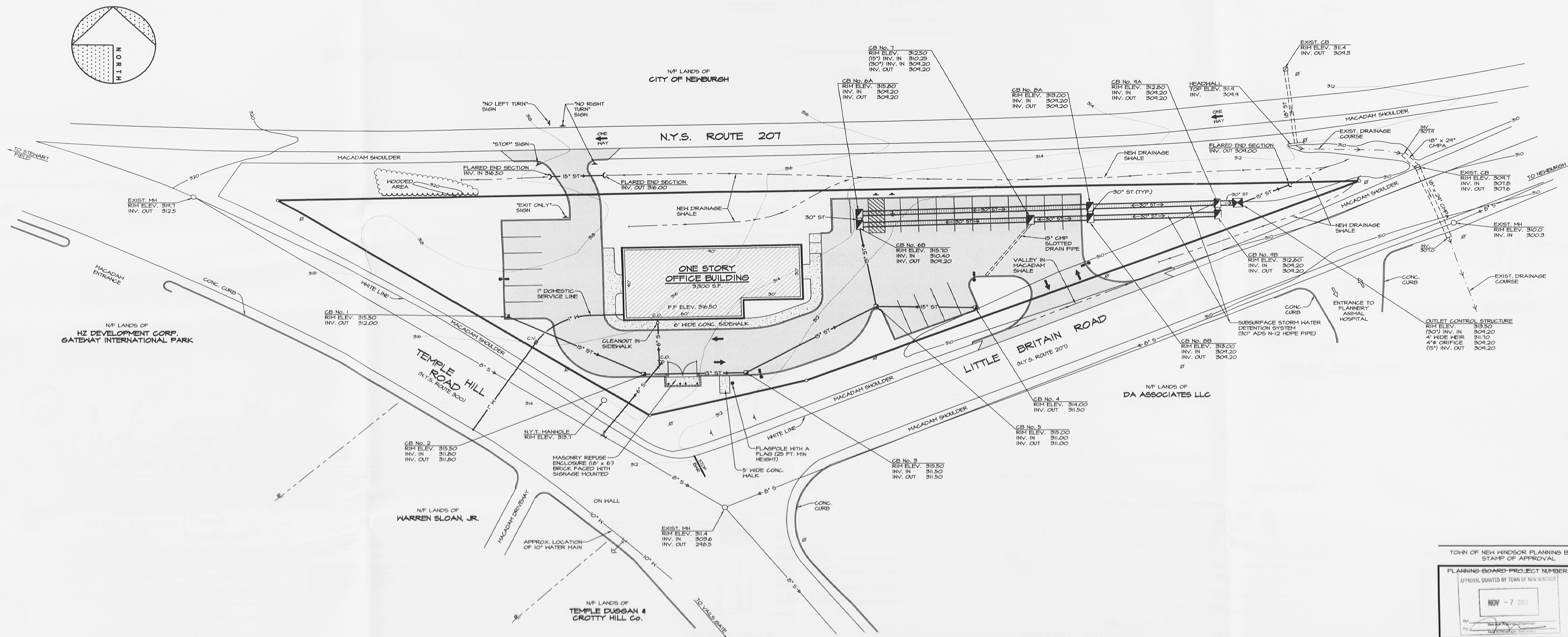
SANITARY SEWER: PVC SDR-35

STORM SEWERS: ADS N-12 PVC PIPING

DOMESTIC WATER SERVICE: COPPER, TYPE K

LEGEND

EXISTING	NEW
312 2' CONTOUR	CATCH BASIN
310 10' CONTOUR	3.5' x 5' CATCH BASIN
BOUNDARY	WATER VALVE
ADJ. PROPERTY LINE	CURB VALVE
CATCH BASIN	6" S SANITARY SEWER
SANITARY MANHOLE	15" ST STORM DRAIN
HYDRANT	1" W DOMESTIC SERVICE LINE
UTILITY POLE	SANITARY CLEANOUT
4" S SANITARY SEWER	FLARED END SECTION
10" W WATER MAIN	LIGHT POLE
18" ST STORM SEWER	WOODED LINE
WOODED LINE	MACADAM PAVEMENT



TOWN OF NEW HINDSOR PLANNING BOARD
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PLANNING BOARD PROJECT NUMBER 05-32

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BY: [Signature]

FOR: [Signature]

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Checked By: G.J.S.	Project: NEW OFFICE BUILDING FOR JOHN L. PIZZO ENTERPRISES, LLC	Project No. 0504
Scale: 1"=20'	LITTLE BRITAIN ROAD TOWN OF NEW HINDSOR, N.Y.	
Date: 5-2-2006		

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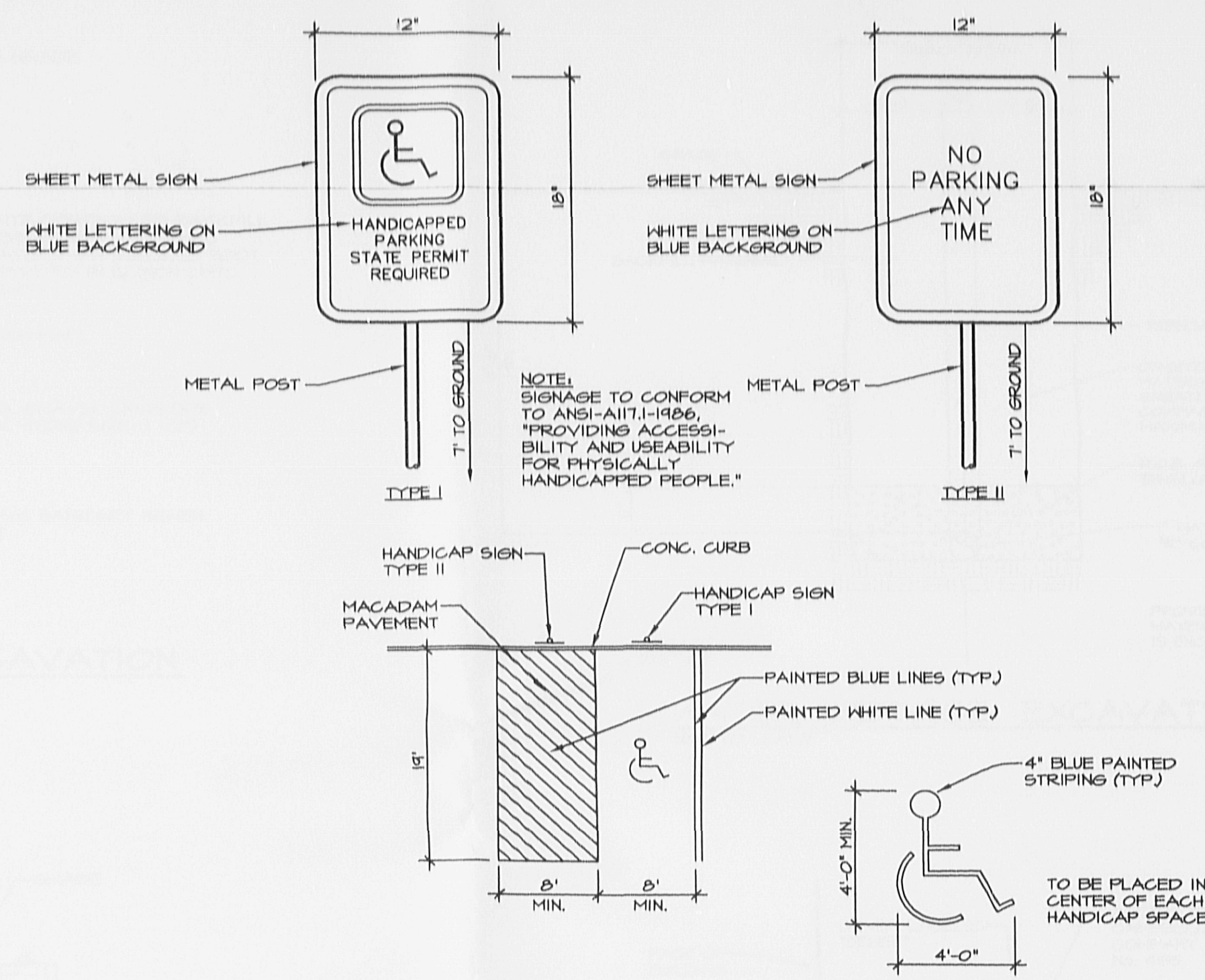
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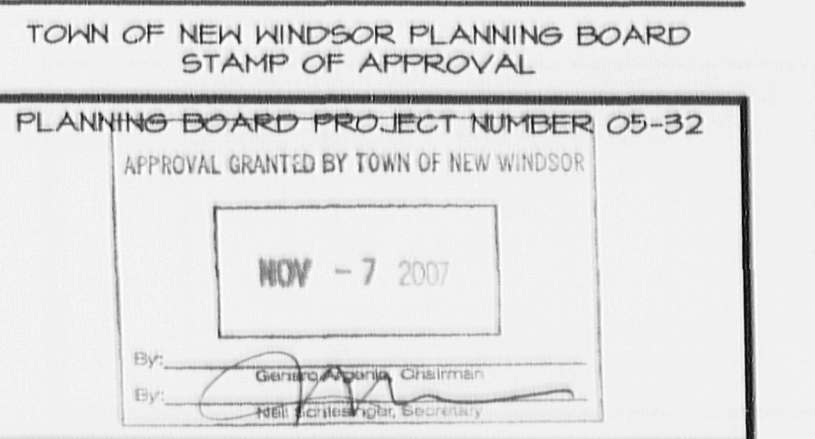
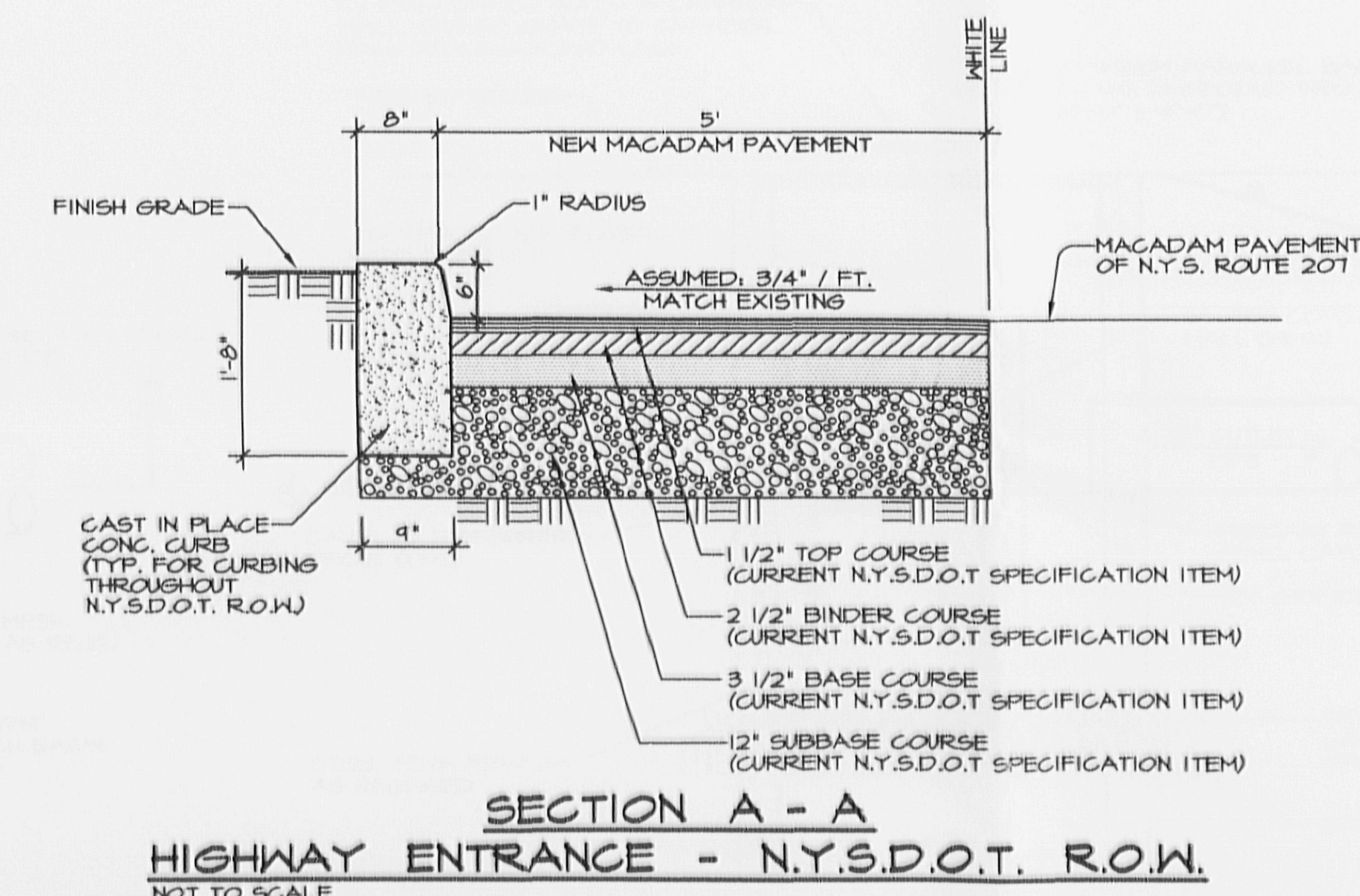
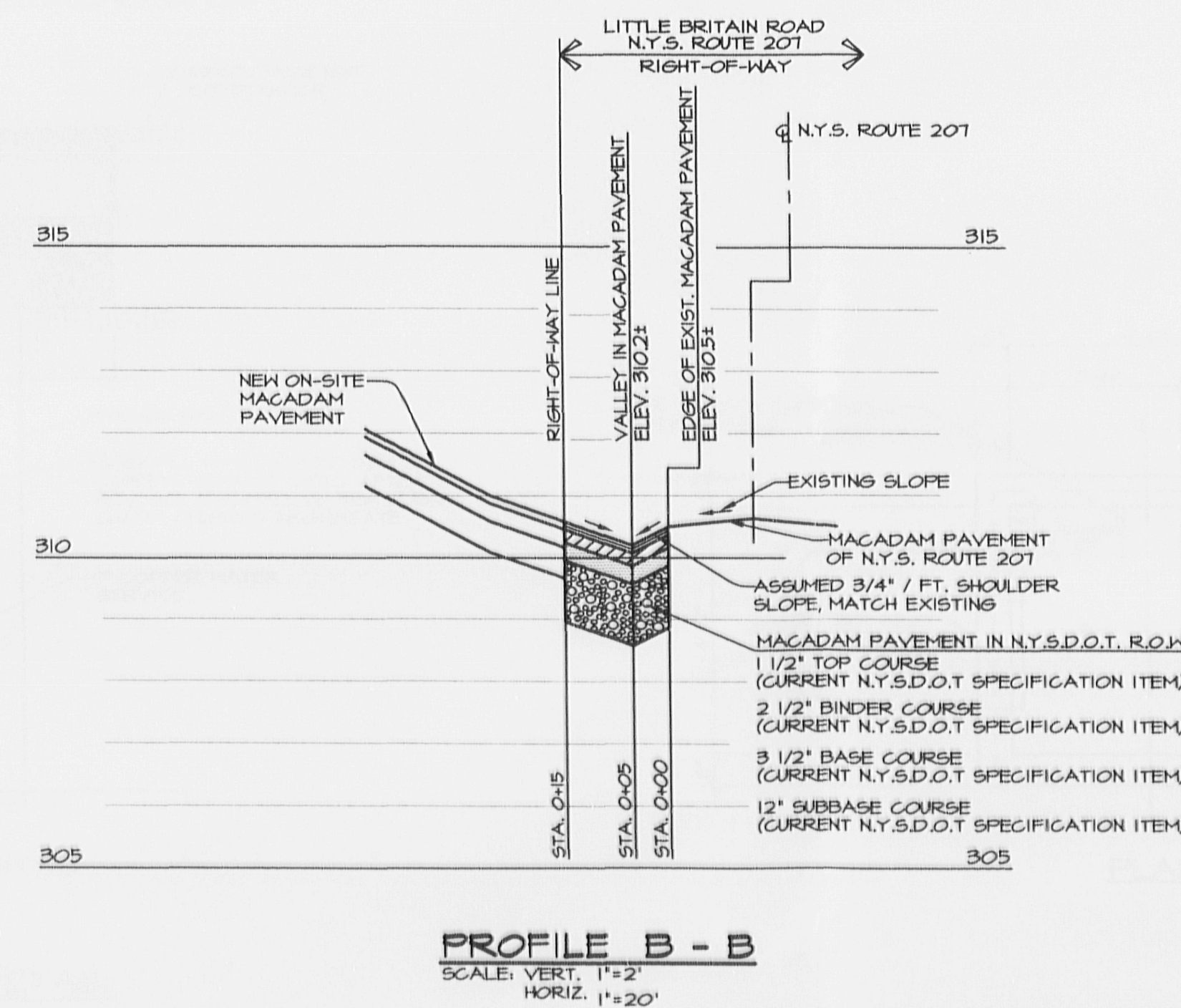
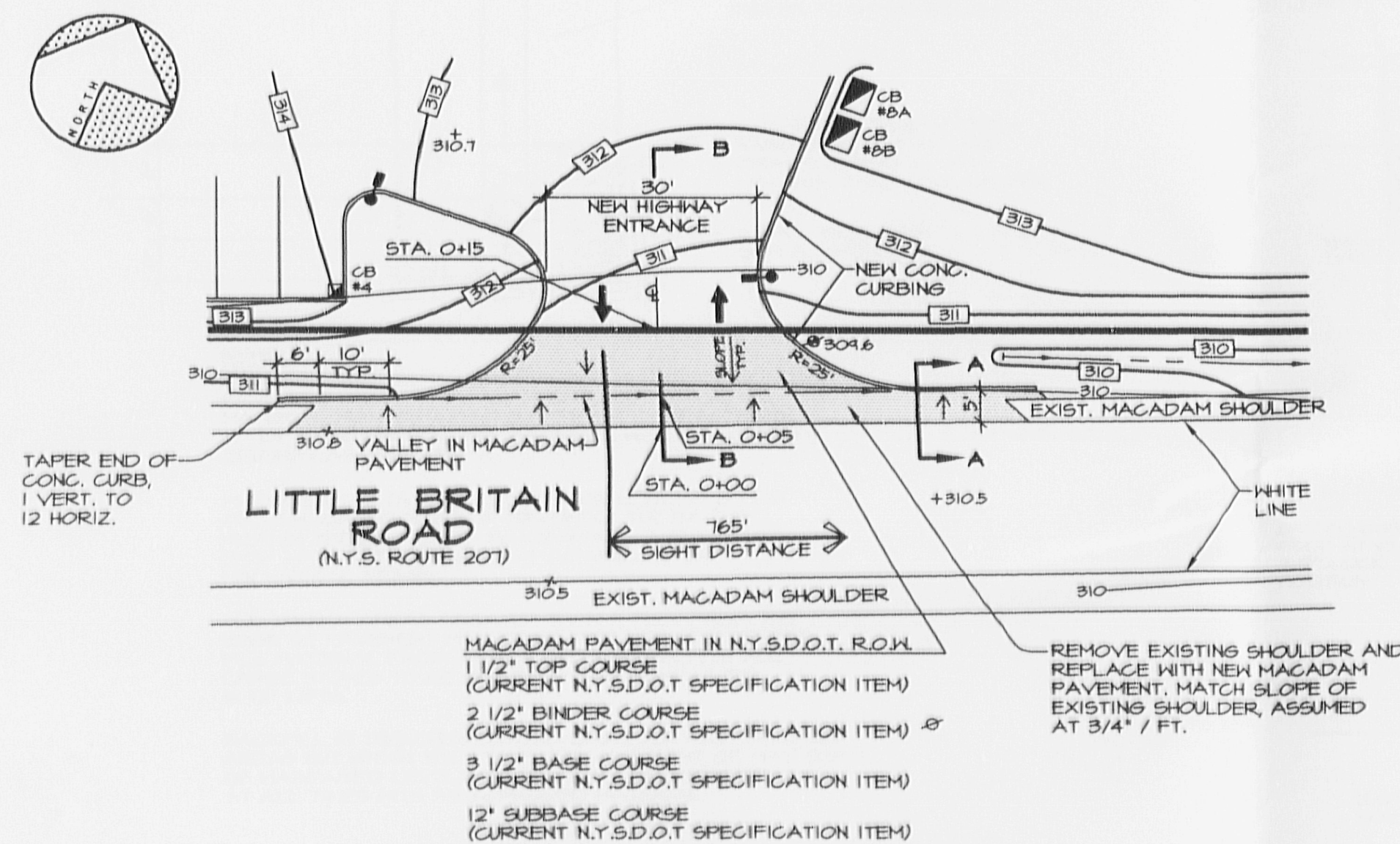
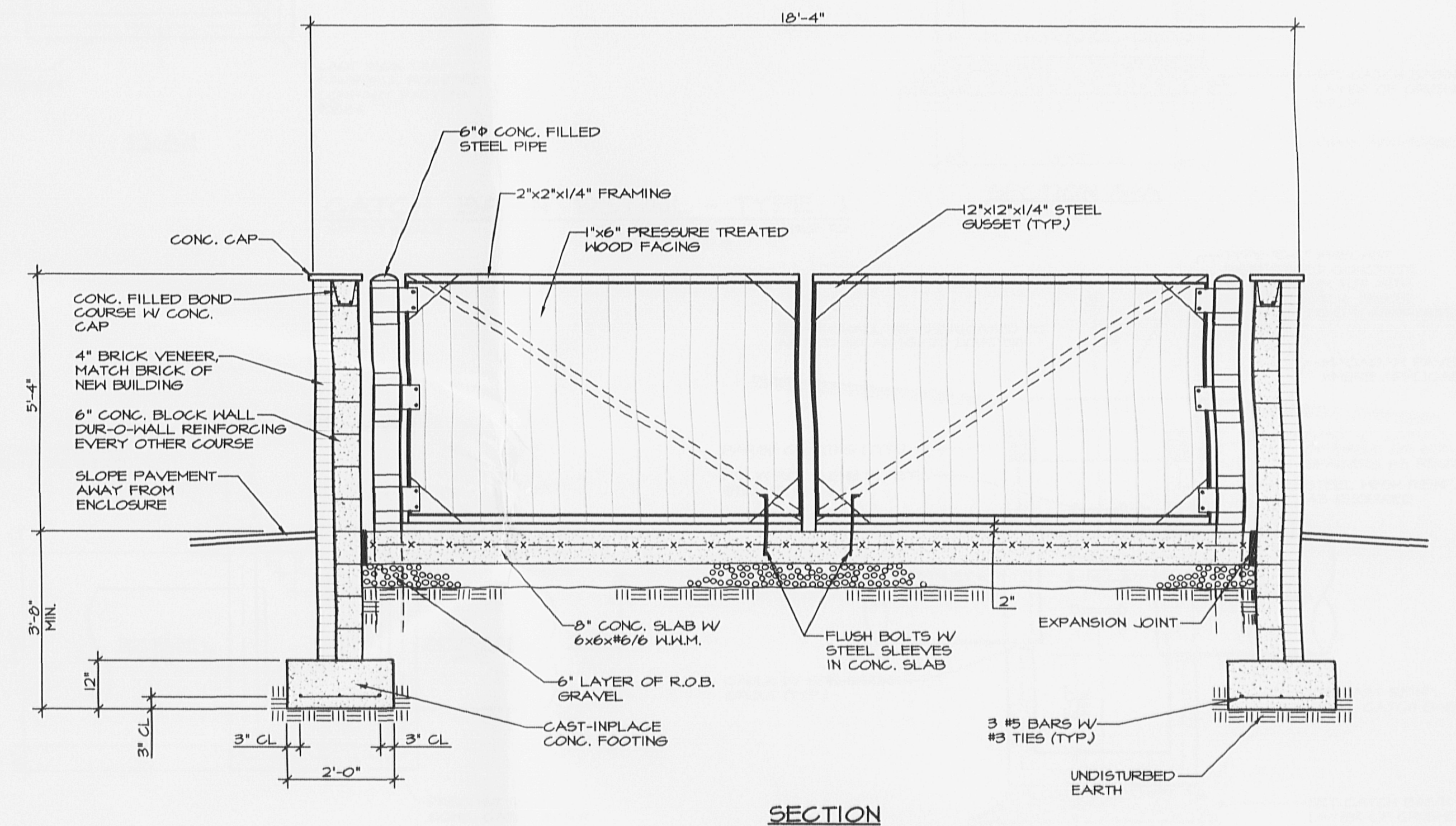
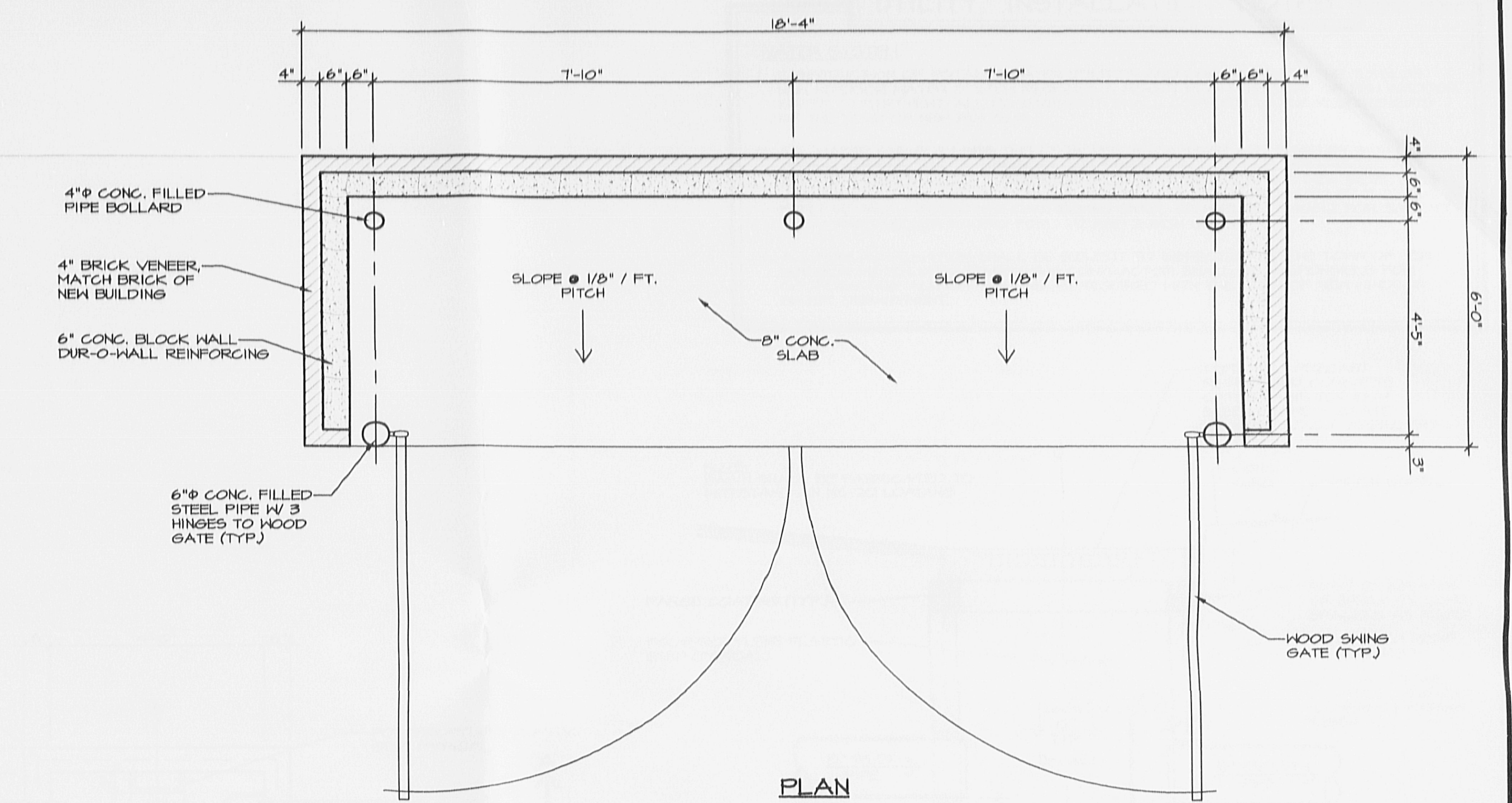
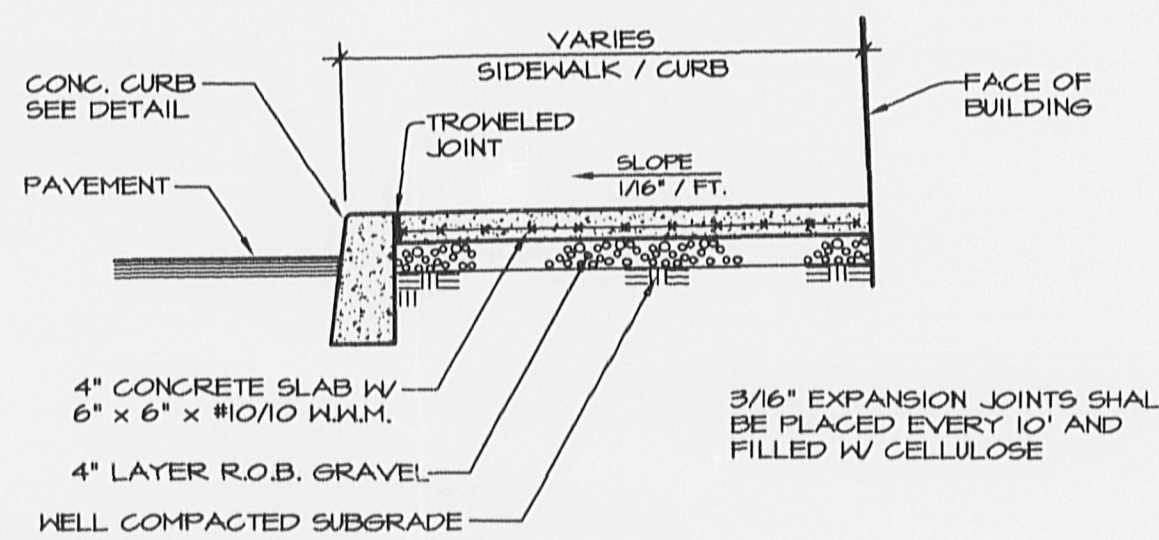
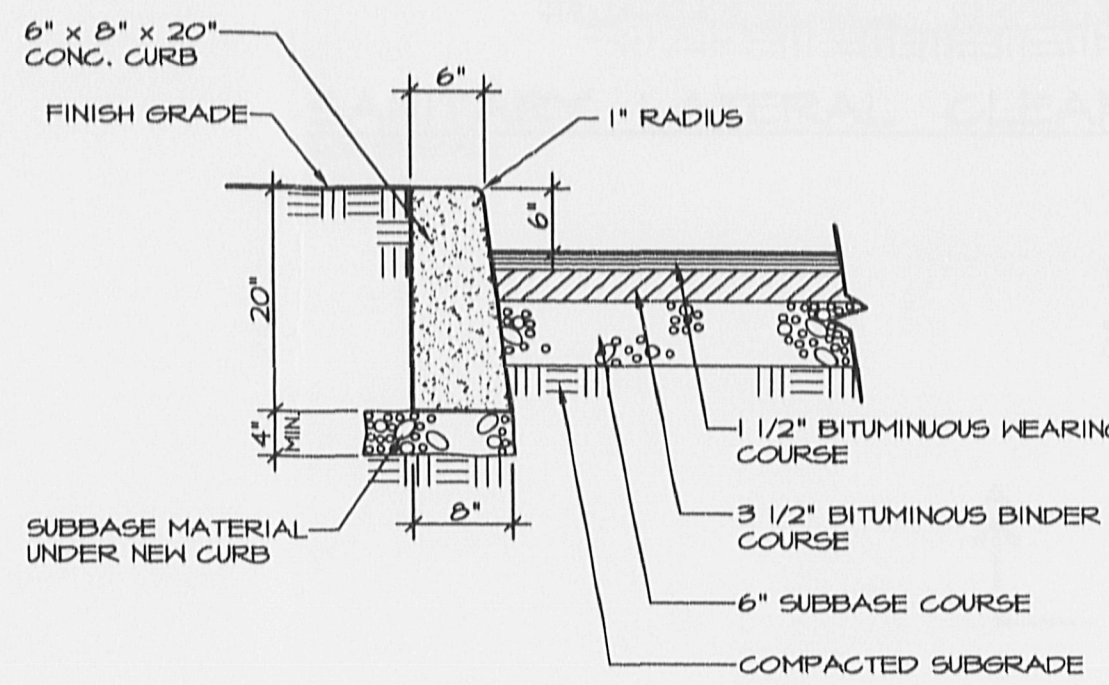
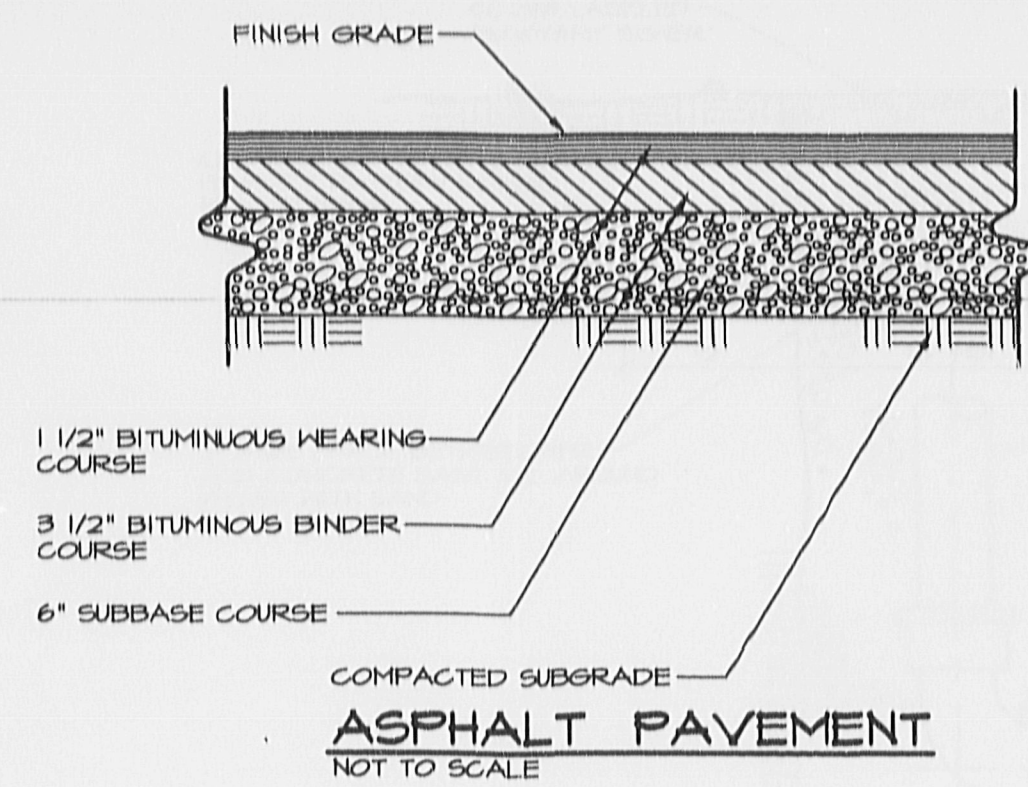
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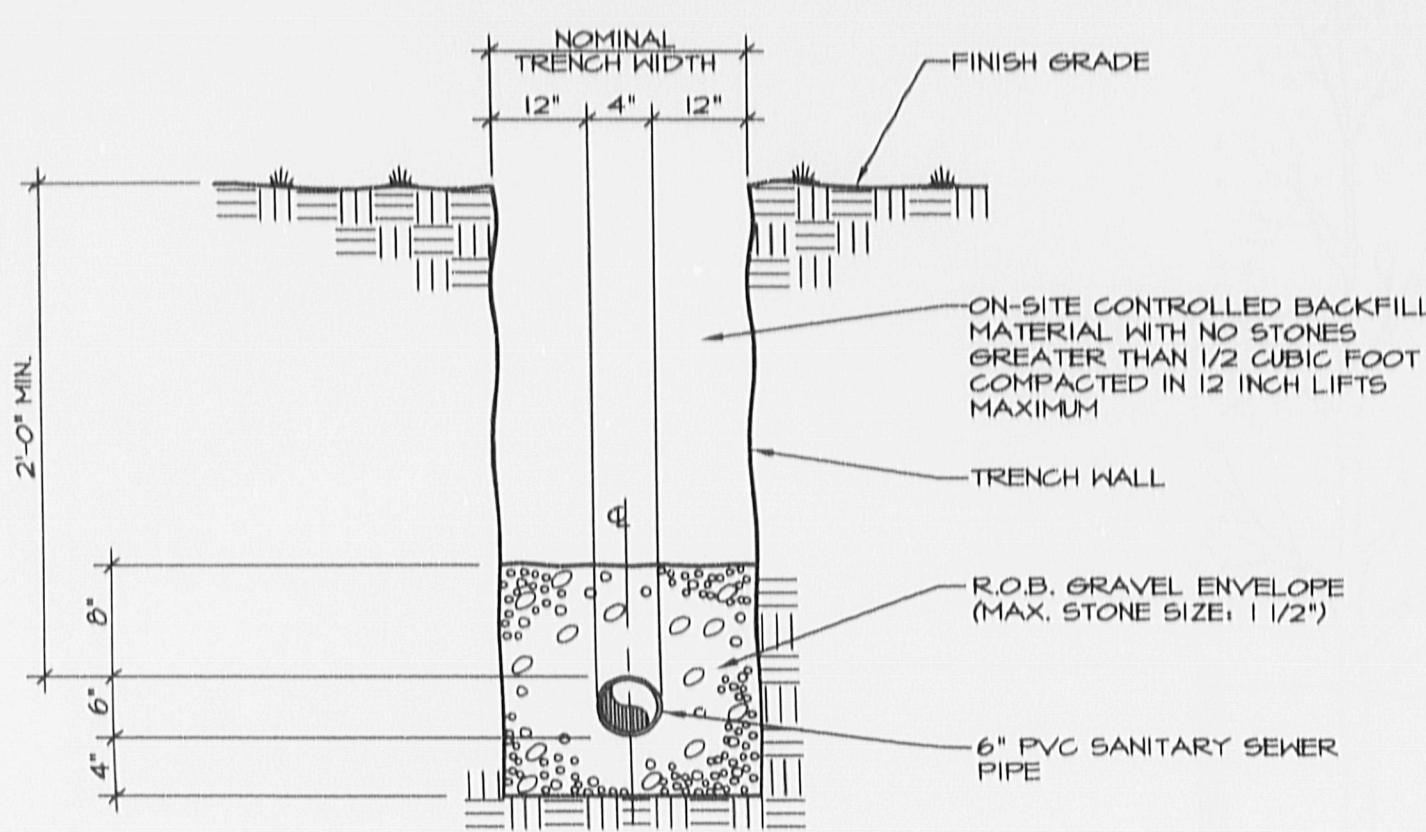
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ISSUE	REVISION	DATE

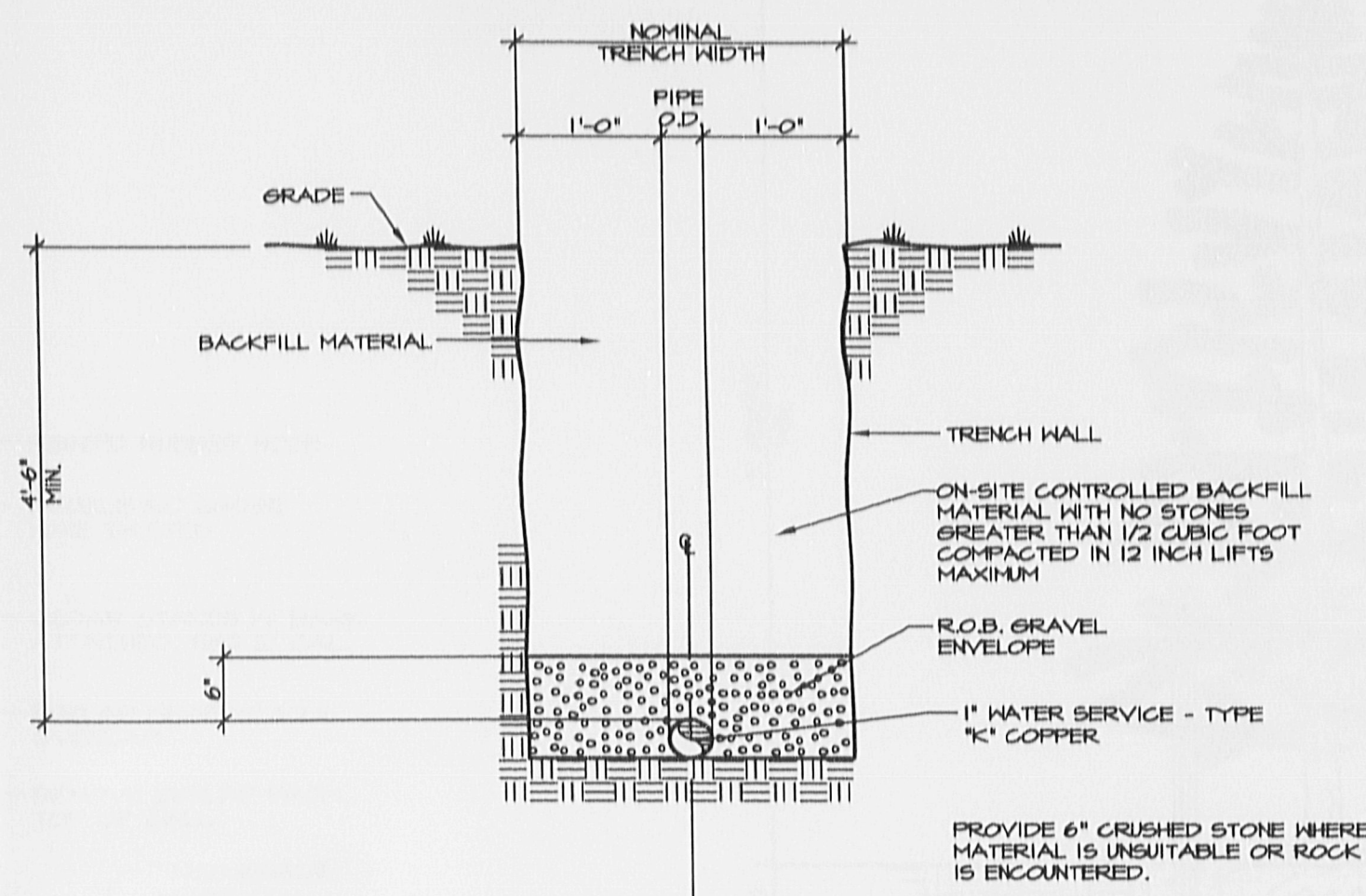
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Checked By: G.J.S.
Scale: AS SHOWN
Date: 5-2-2006

Drawing: **SITE DEVELOPMENT DETAILS**
Project: NEW OFFICE BUILDING FOR **JOHN L. PIZZO ENTERPRISES, LLC**
LITTLE BRITAIN ROAD TOWN OF NEW WINDSOR, N.Y.

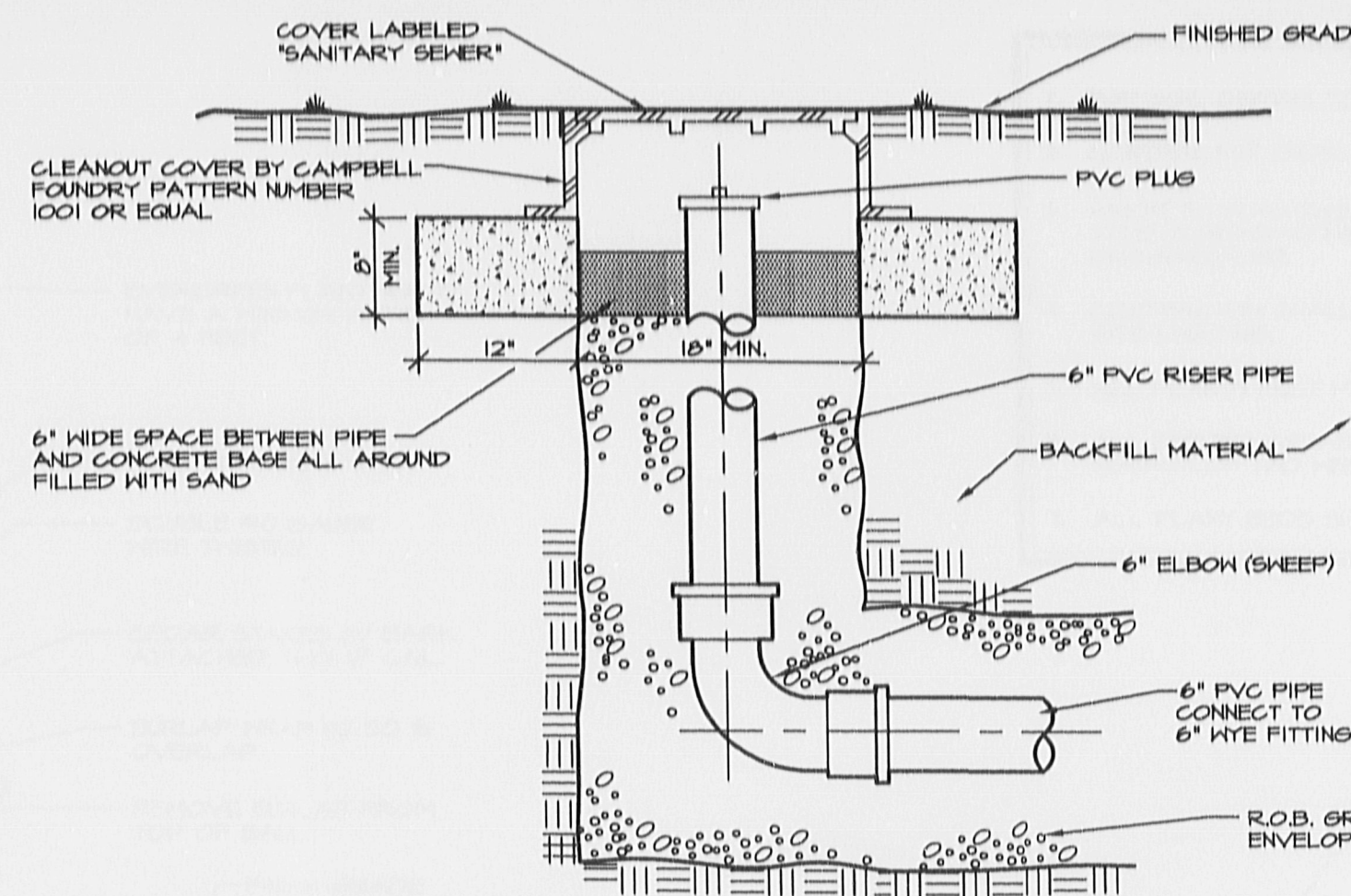
3 OF 8
Project No. 0504



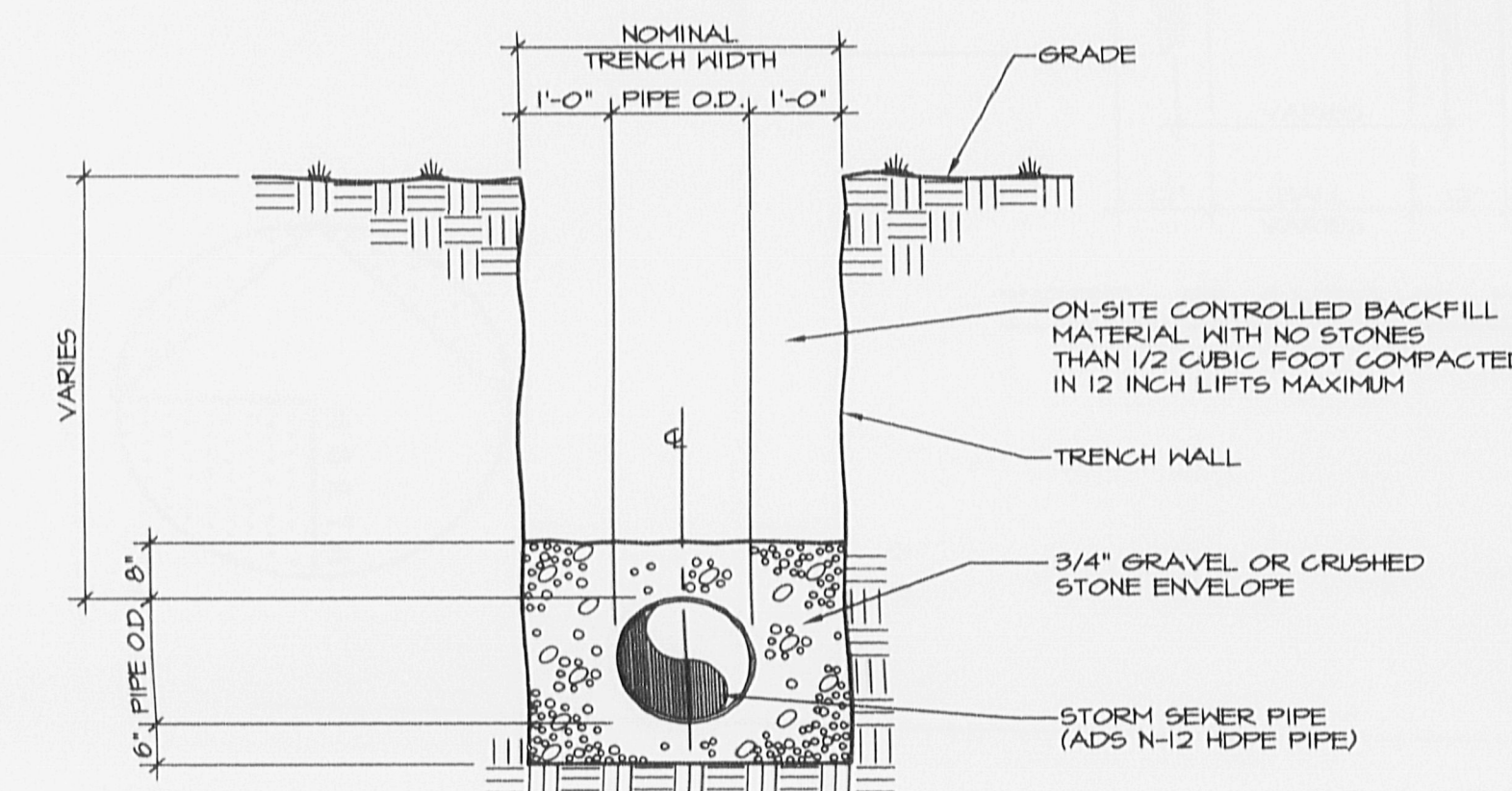
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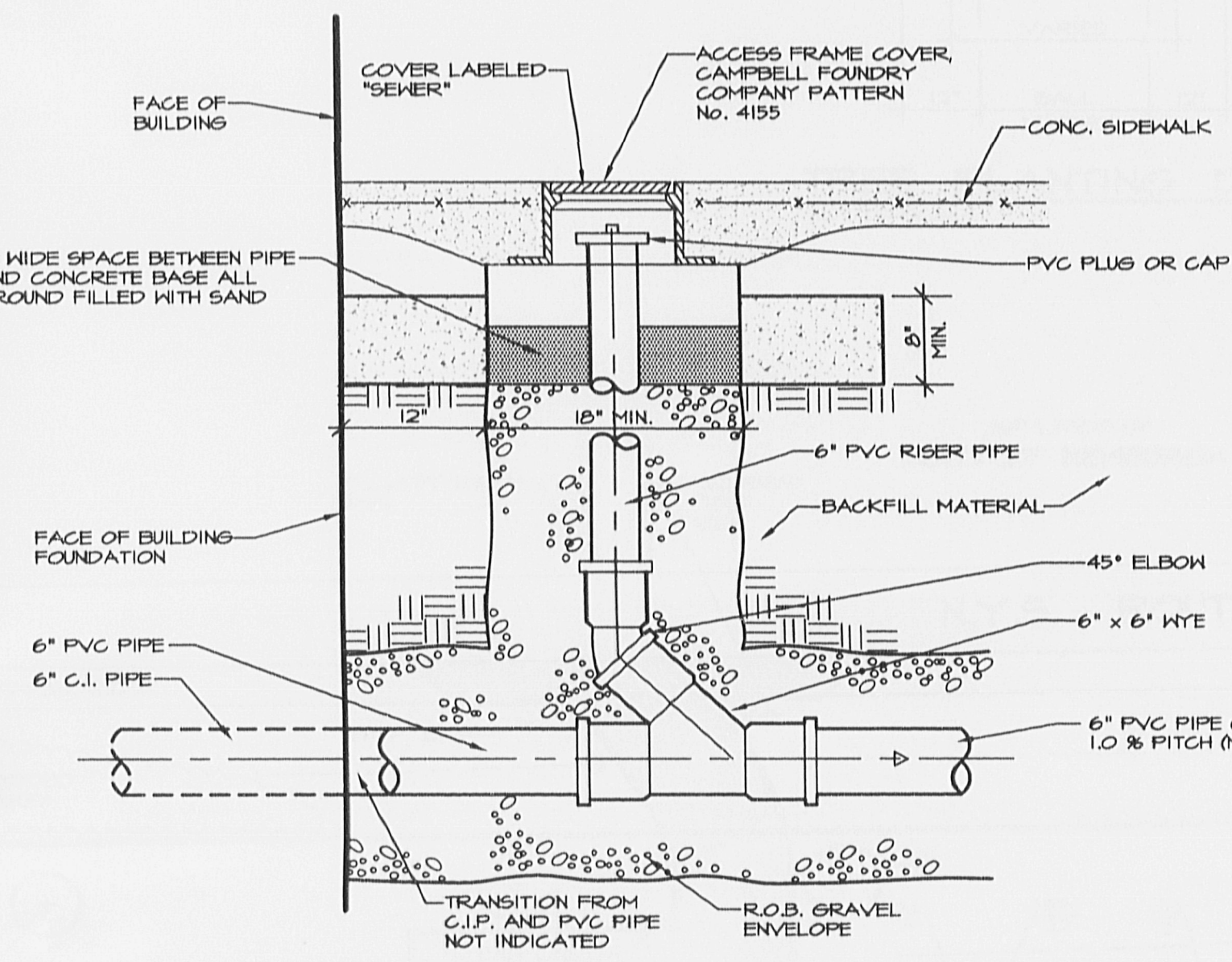
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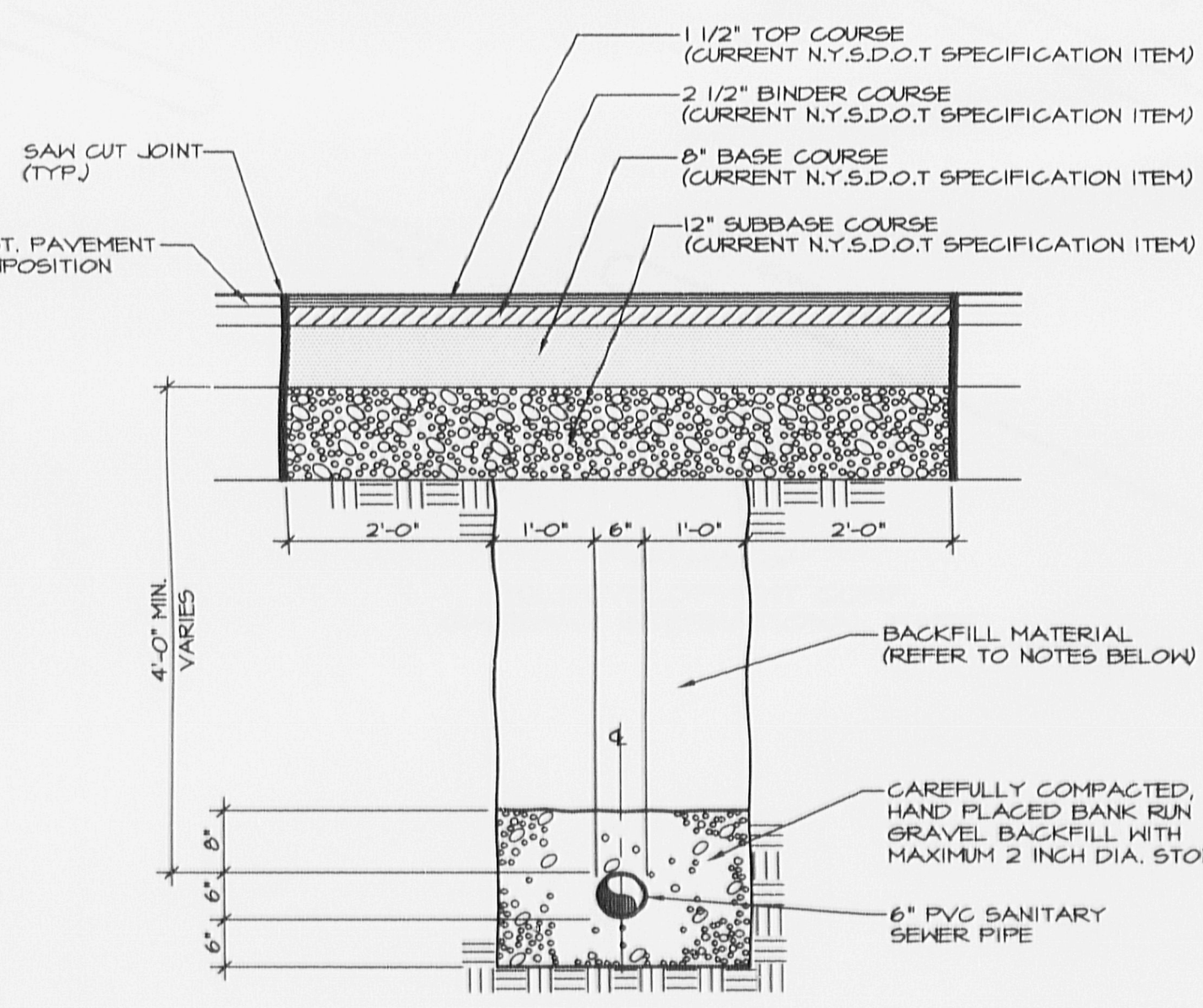
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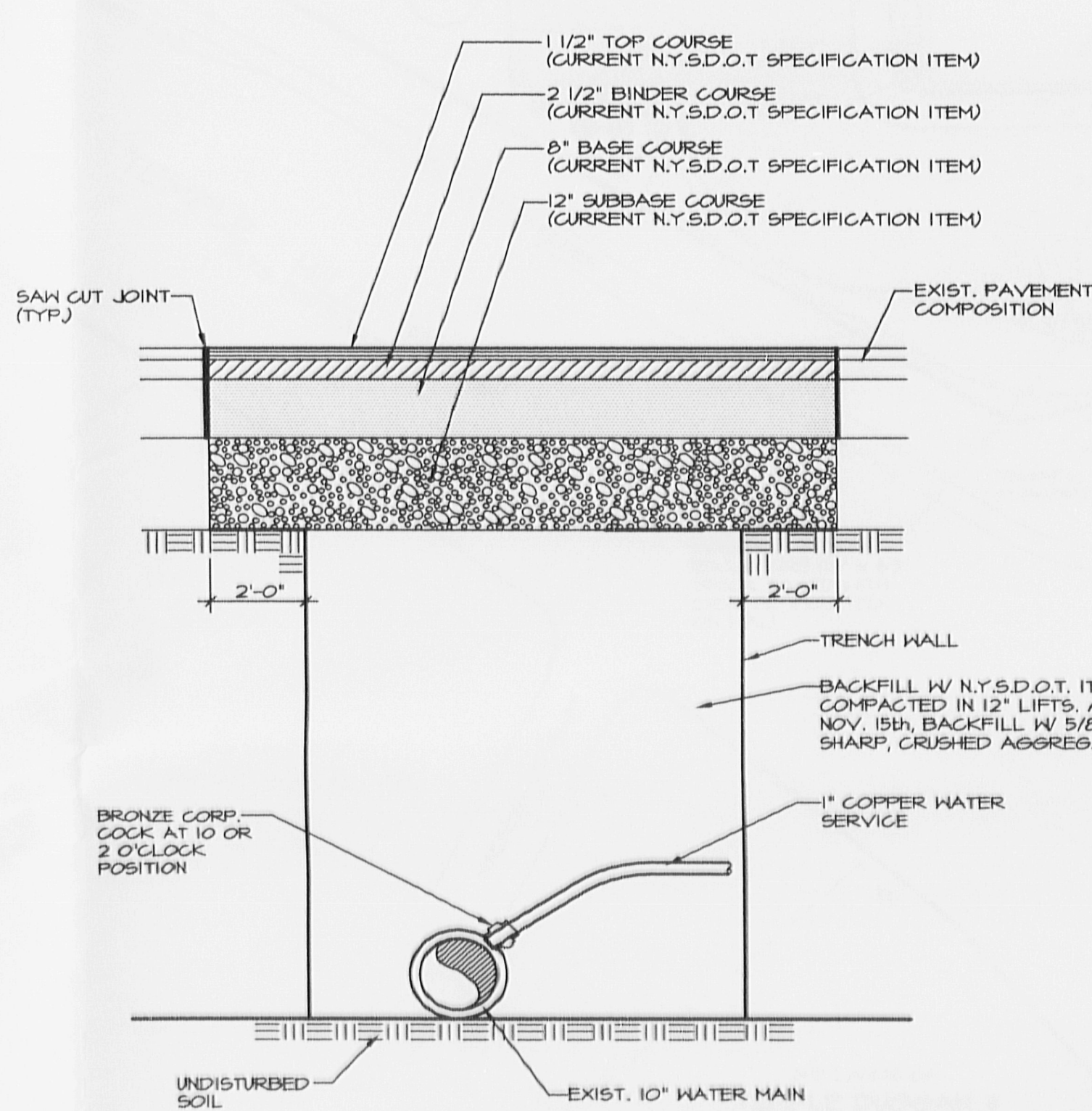
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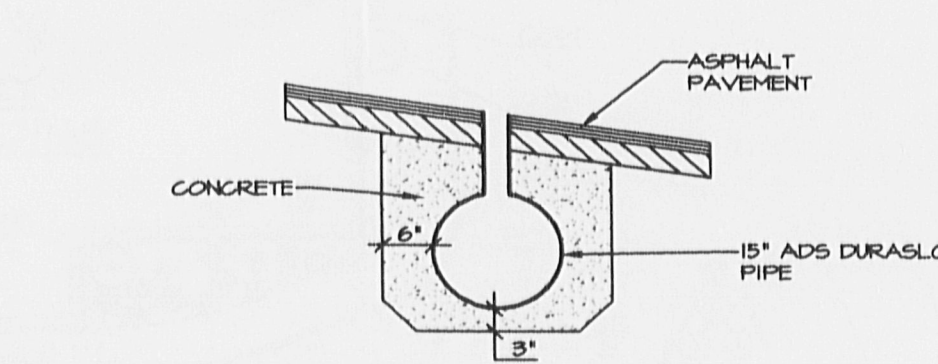
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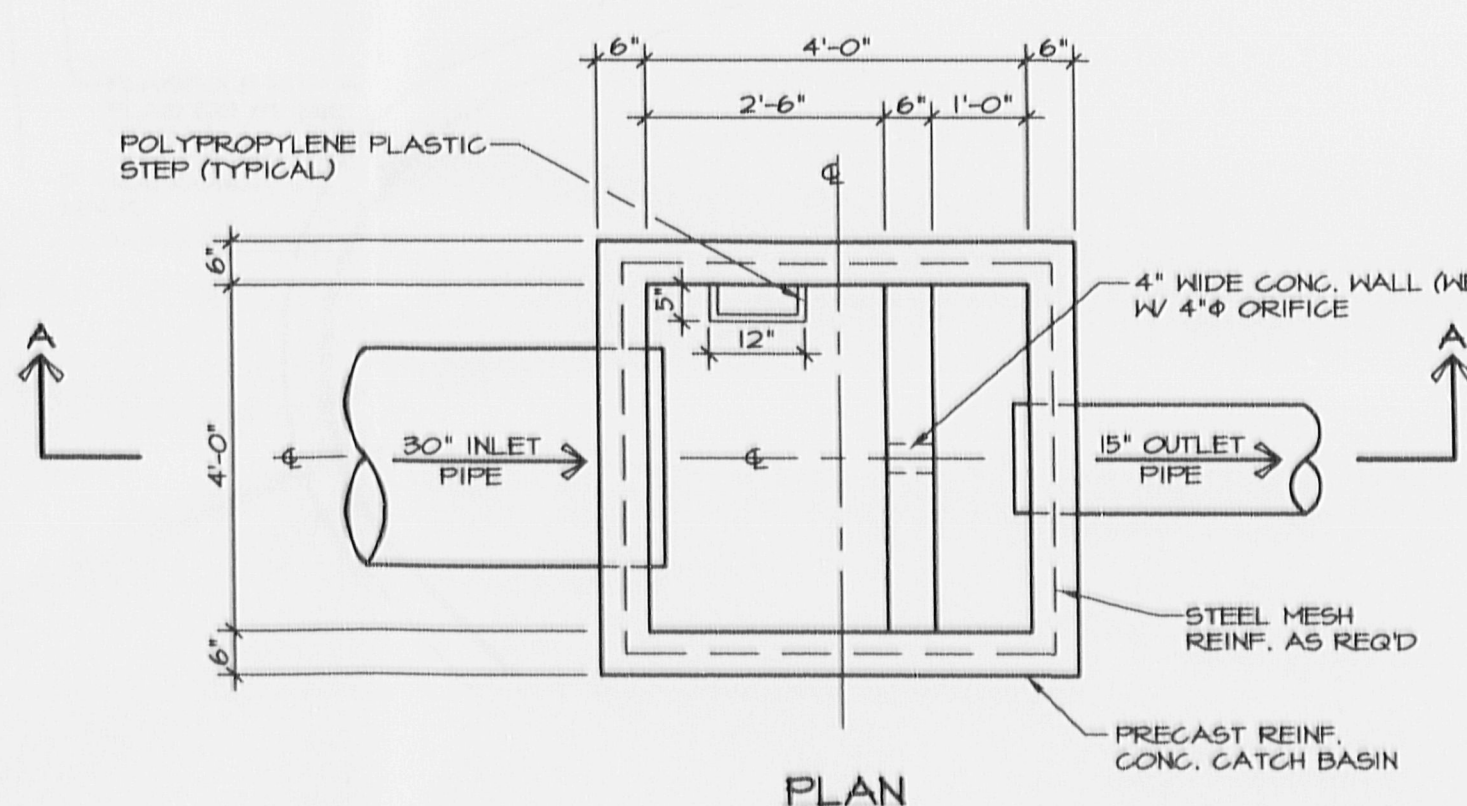
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NOT TO SCALE



WET TAP TRENCH DETAIL
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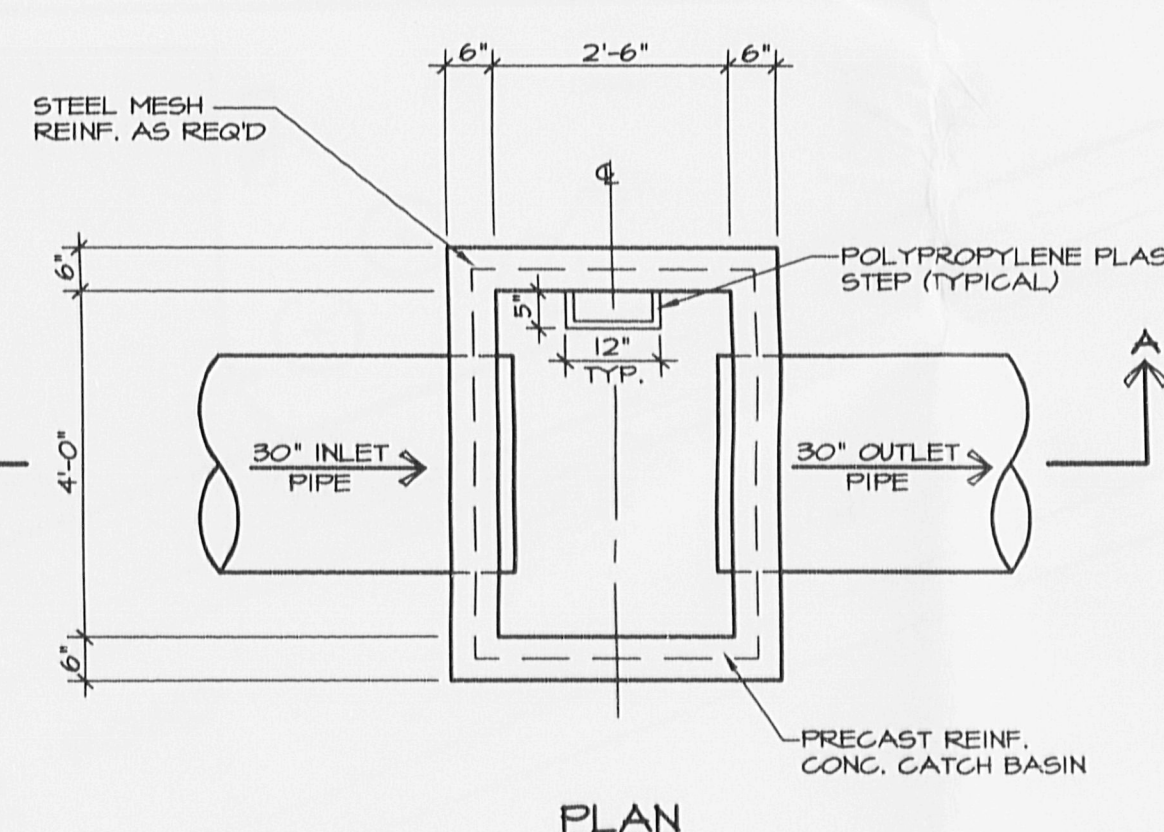


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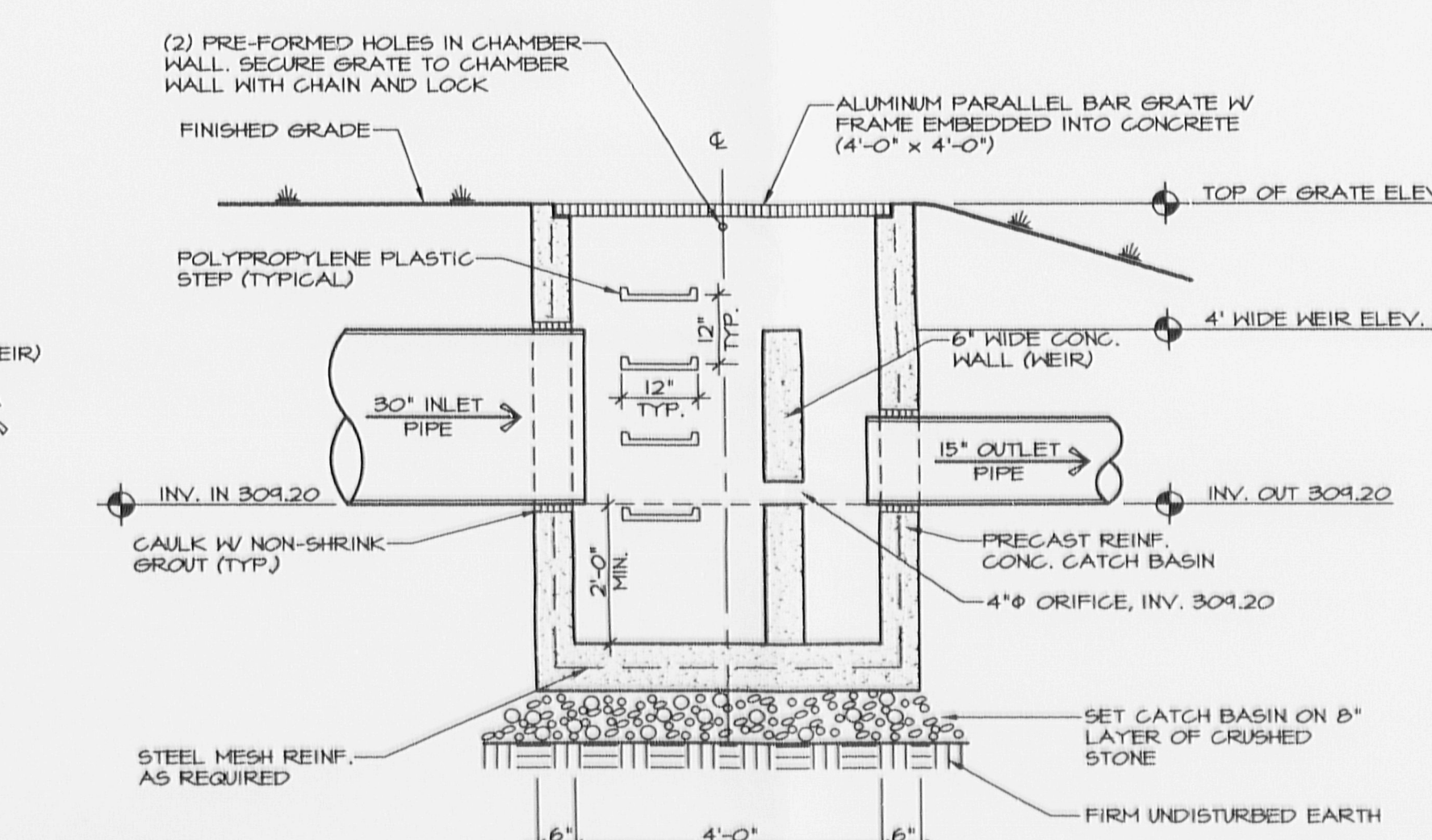
PLAN

OUTLET CONTROL STRUCTURE
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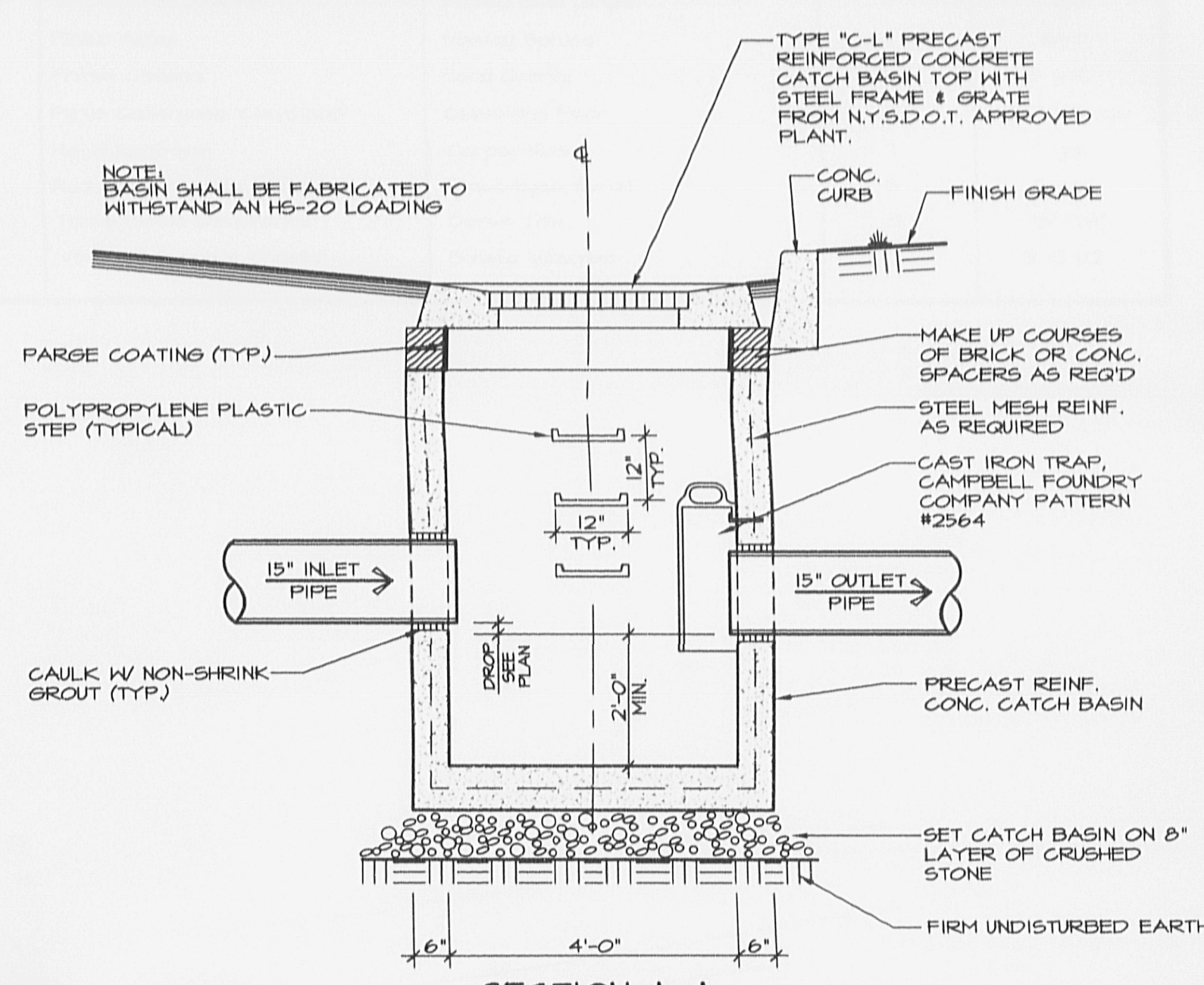


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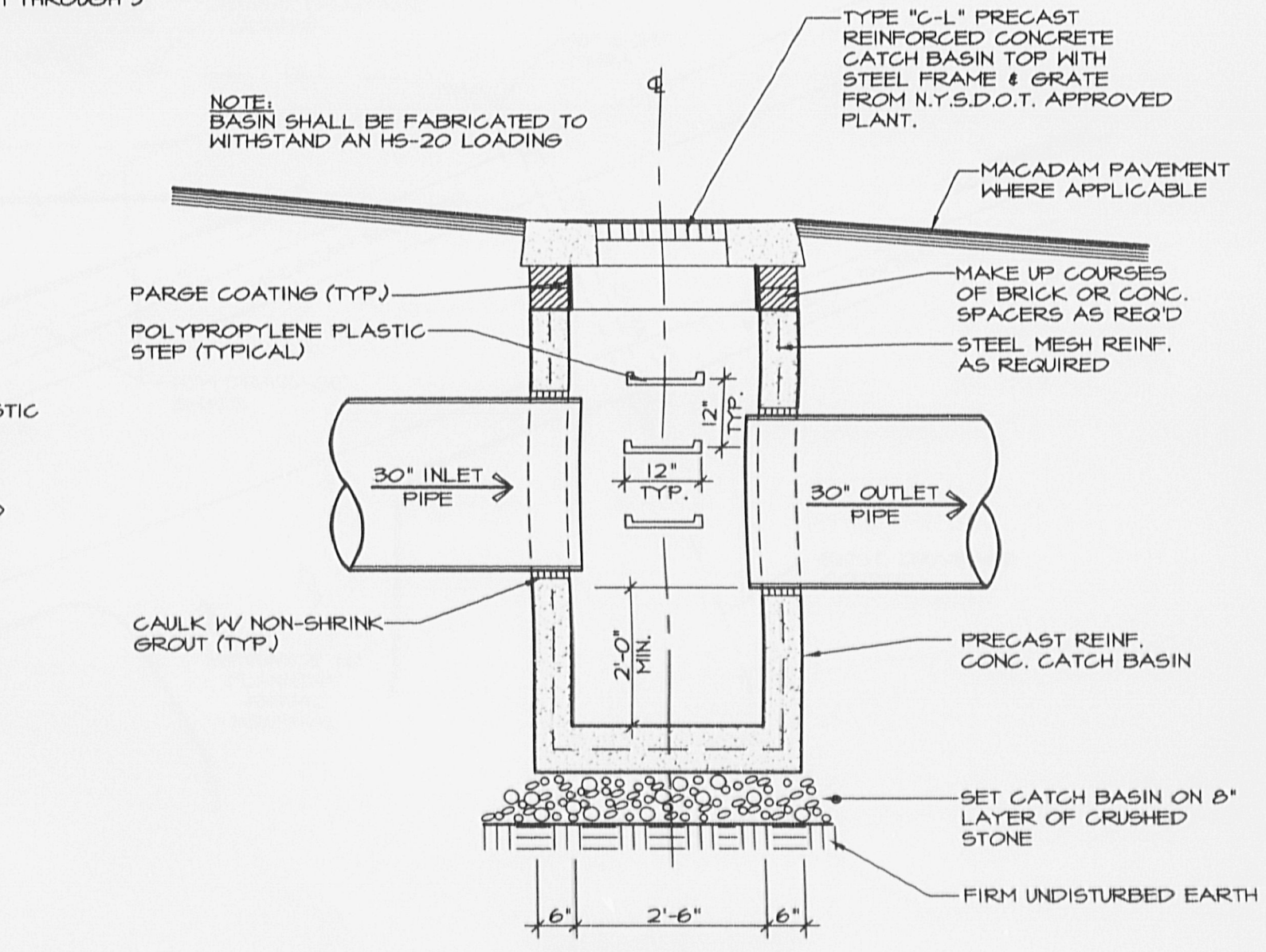
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SECTION A-A



SECTION A-A



SECTION A-A

UTILITY INSTALLATION NOTES

- WATER SYSTEM**
1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEW HINDSOR WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW HINDSOR WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF NEW HINDSOR.
 2. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
 3. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW HINDSOR WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW HINDSOR WATER DEPARTMENT.

TOWN OF NEW HINDSOR PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD PROJECT NUMBER 05-32

APPROVAL GRANTED BY TOWN OF NEW HINDSOR

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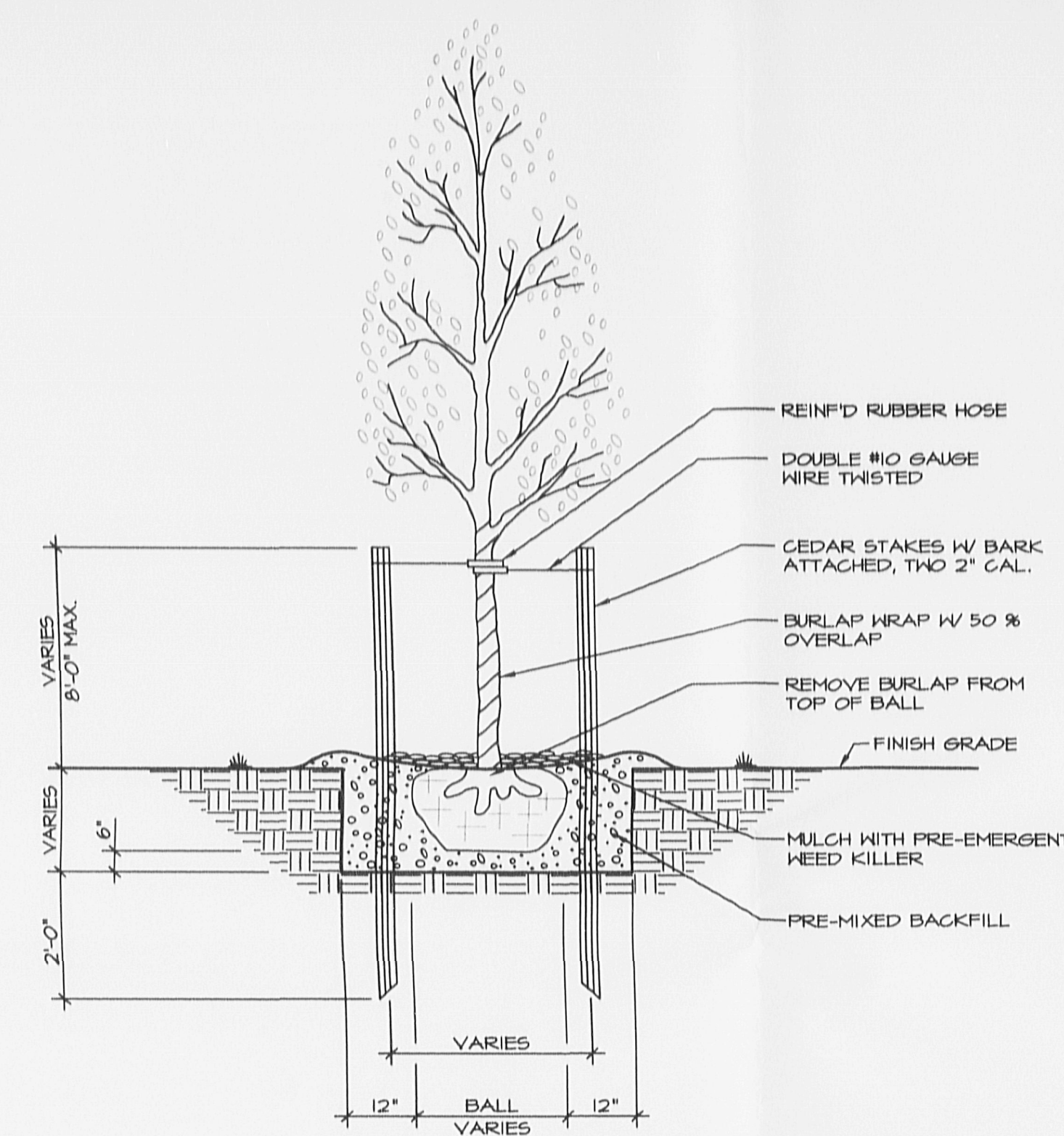
Drawn By: J.R.J. Drawing: UTILITY DETAILS

Checked By: G.J.S. Project: NEW OFFICE BUILDING FOR JOHN L. PIZZO ENTERPRISES, LLC

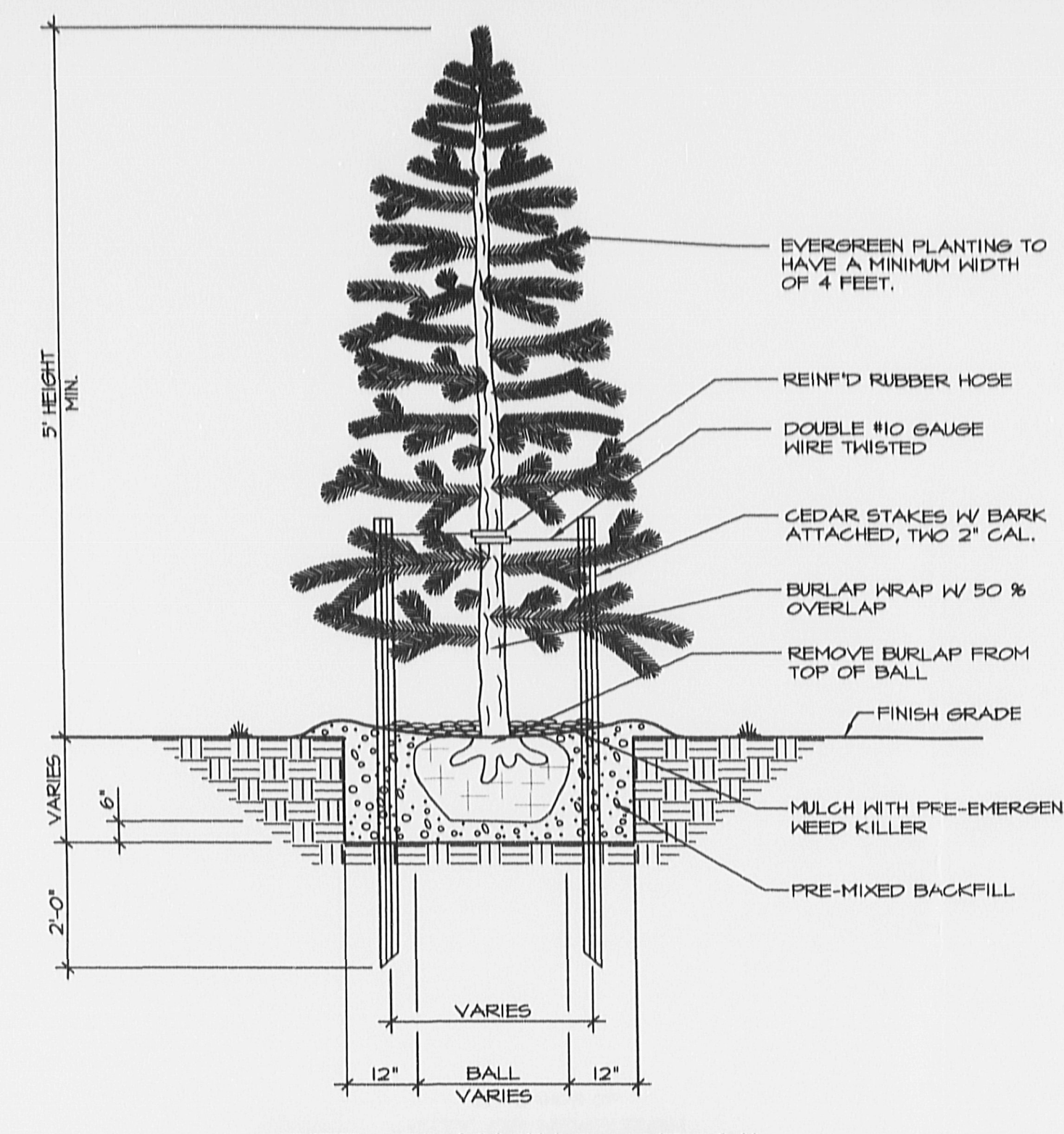
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LITTLE BRITAIN ROAD TOWN OF NEW HINDSOR, N.Y.

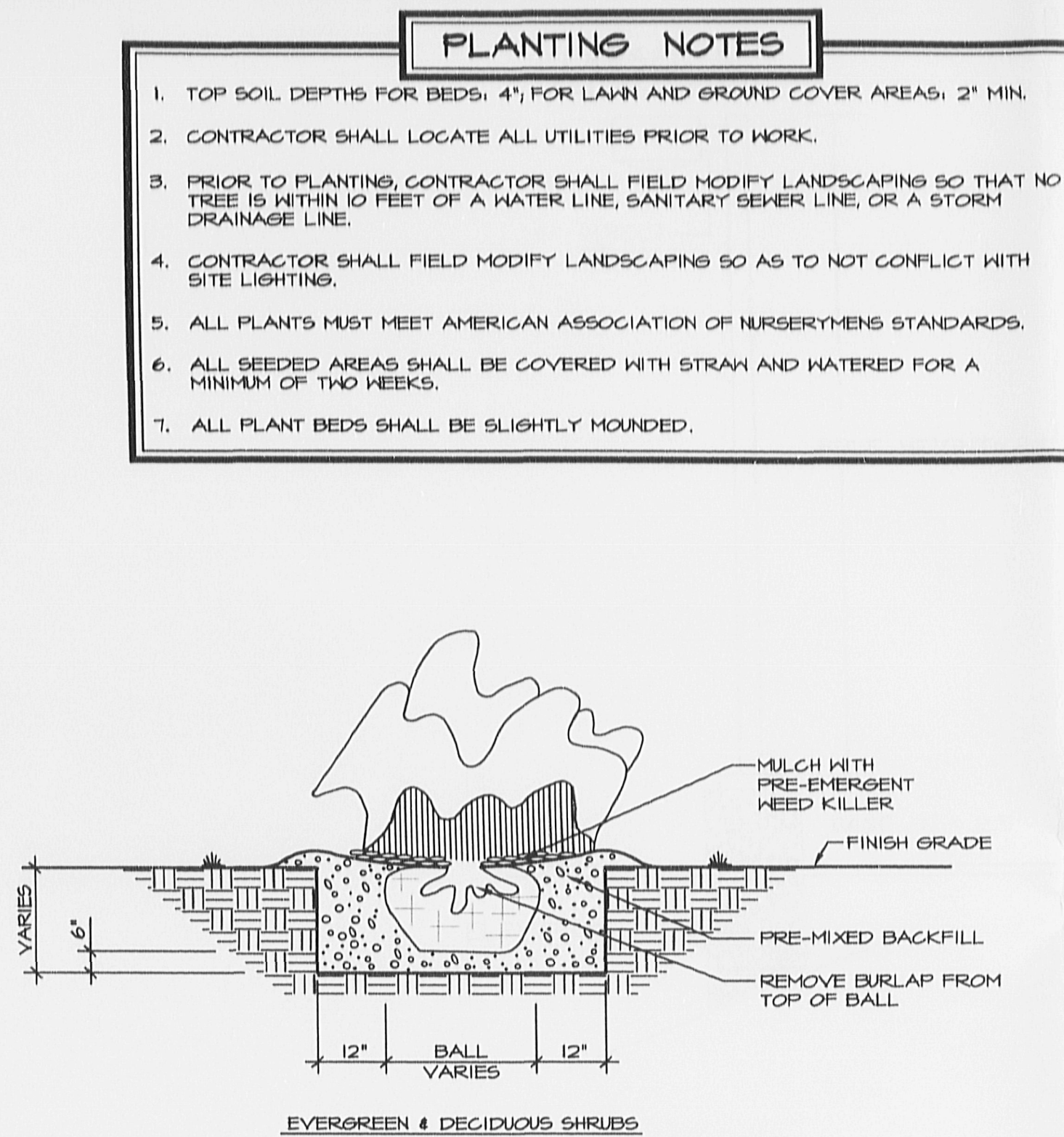
Project No. 0504



TREE PLANTING DETAIL



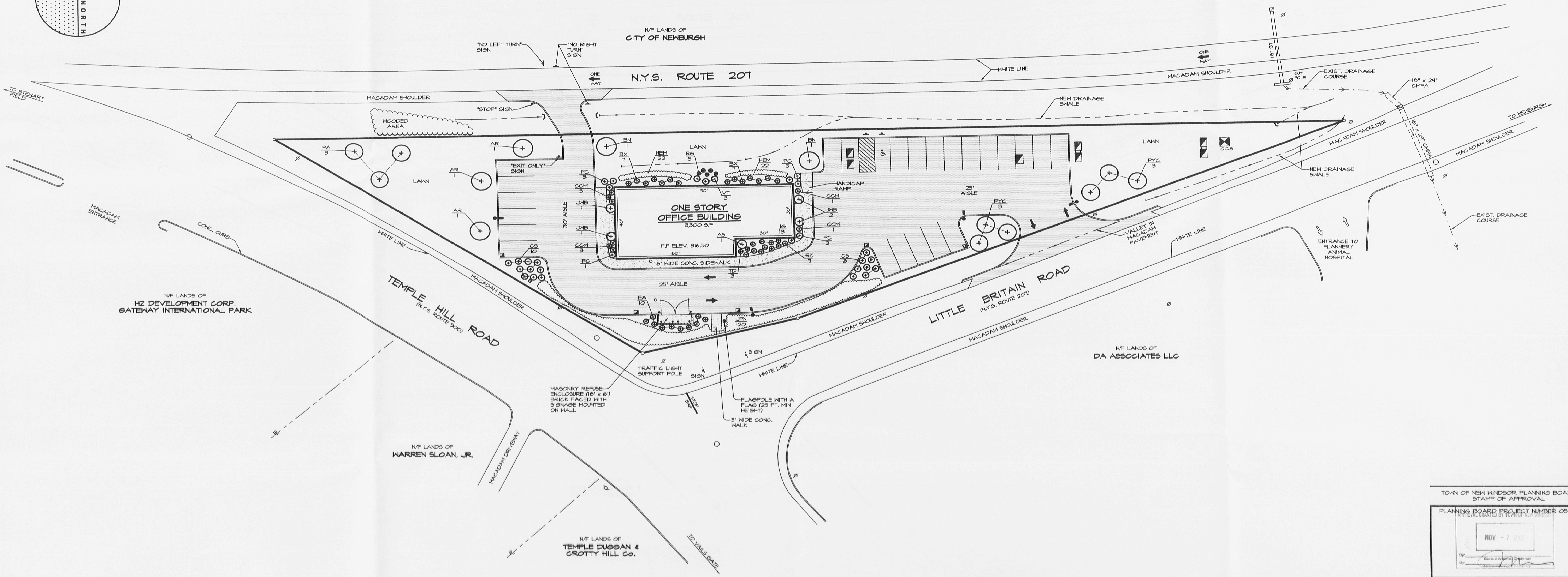
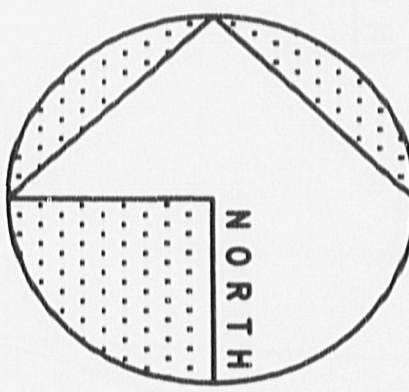
TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

- PLANTING NOTES**
1. TOP SOIL DEPTHS FOR BEDS: 4"; FOR LAWN AND GROUND COVER AREAS: 2" MIN.
 2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
 3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
 4. CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
 5. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 6. ALL SEEDED AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR A MINIMUM OF TWO WEEKS.
 7. ALL PLANT BEDS SHALL BE SLIGHTLY MOUNDED.

PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AR	Acer Rubrum	'October Glory' Red Maple	3	2-2 1/2 cal.
AS	Amelanchier Arborica 'Ballerina'	'Ballerina' Service Berry	1	2" cal.
BN	Betula Nigra (Clump Form)	Heritage River Birch	2	10'-12'
BX	Buxus Sempervirens 'Winter Gem'	Winter Gem Boxwood	14	5 gal.
CCM	Chamaecyparis Filifera Aurea	'Gold Map' Cypress	8	3 gal.
CS	Cornus Stolonifera	Variegated Red Twig Dogwood	18	3 gal.
EA	Eurogynus Alatus Compactus	'Compact Burning' bush	10	2'-3'
HEM	Hemerocallis 'Happy Returns'	'Happy Returns' Daylily	44	2 gal.
IS	Ilex Glabra	Inkberry Holly	3	5 gal.
JPN	Juniperus Procumbens Nana	Japanese Garden Juniper	120	2 gal.
JNB	Juniperus Scopulorum	'Nichta Blue' Juniper	4	7 gal.
PA	Picea Abies	Norway Spruce	3	6"-7"
PC	Prunus Cistena	Sand Cherry	4	5 gal.
PTC	Pyrus Calleryana 'Cleveland'	'Cleveland Pear'	6	2-2 1/2 cal.
RG	Rosa Nostrum	Carpet Rose	7	2 gal.
RG	Rudbeckia Fulgida 'Goldsturm'	'Black-Eyed-Susan'	5	2 gal.
TD	Taxus Media Densiformis	Dense Yew	3	18"-24"
VT	Viburnum Plicatum 'Shasta'	'Shasta' Viburnum	3	3'-3 1/2'



TOWN OF NEW HINDSOR PLANNING BOARD
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PLANNING BOARD PROJECT NUMBER 05-32

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By: [Signature]
Date: [Signature]

Shaw Engineering
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

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2	ADDITIONAL SITE EXIT & GENERAL REVISIONS	7-24-2007
1	GENERAL REVISIONS	2-1-2007

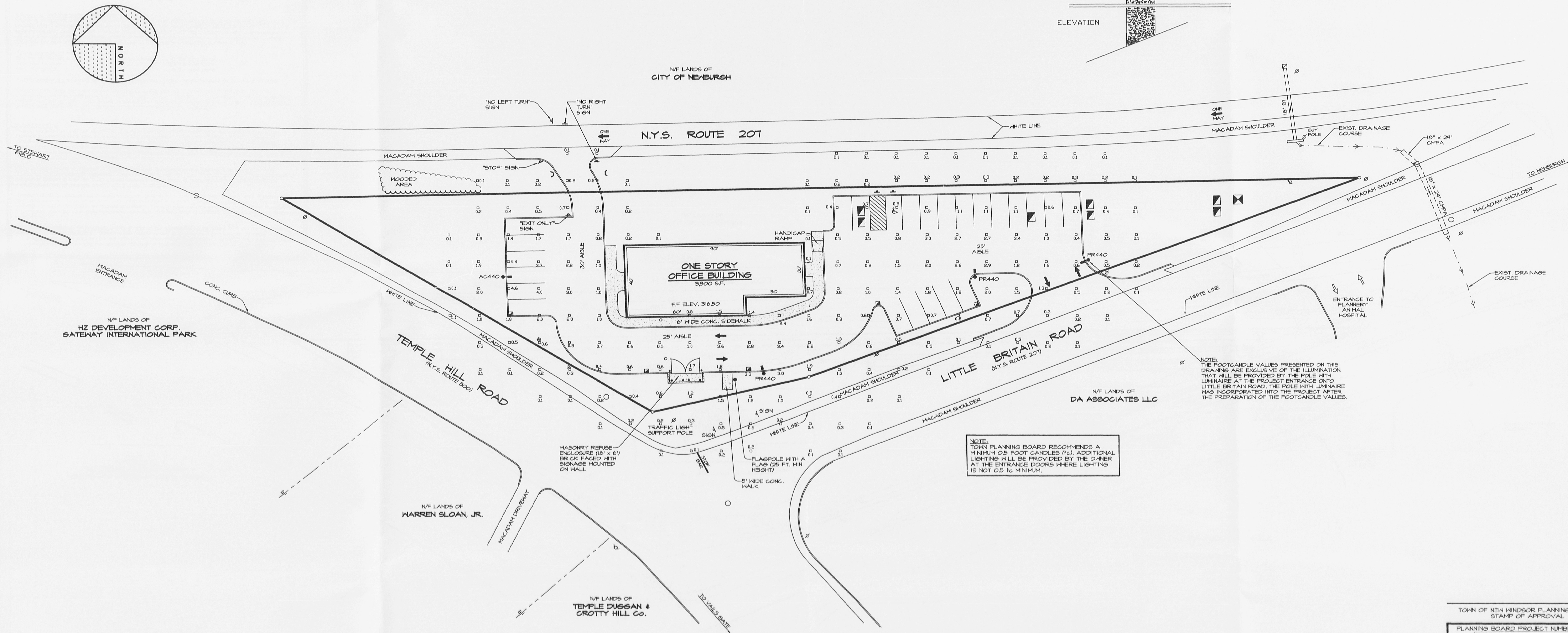
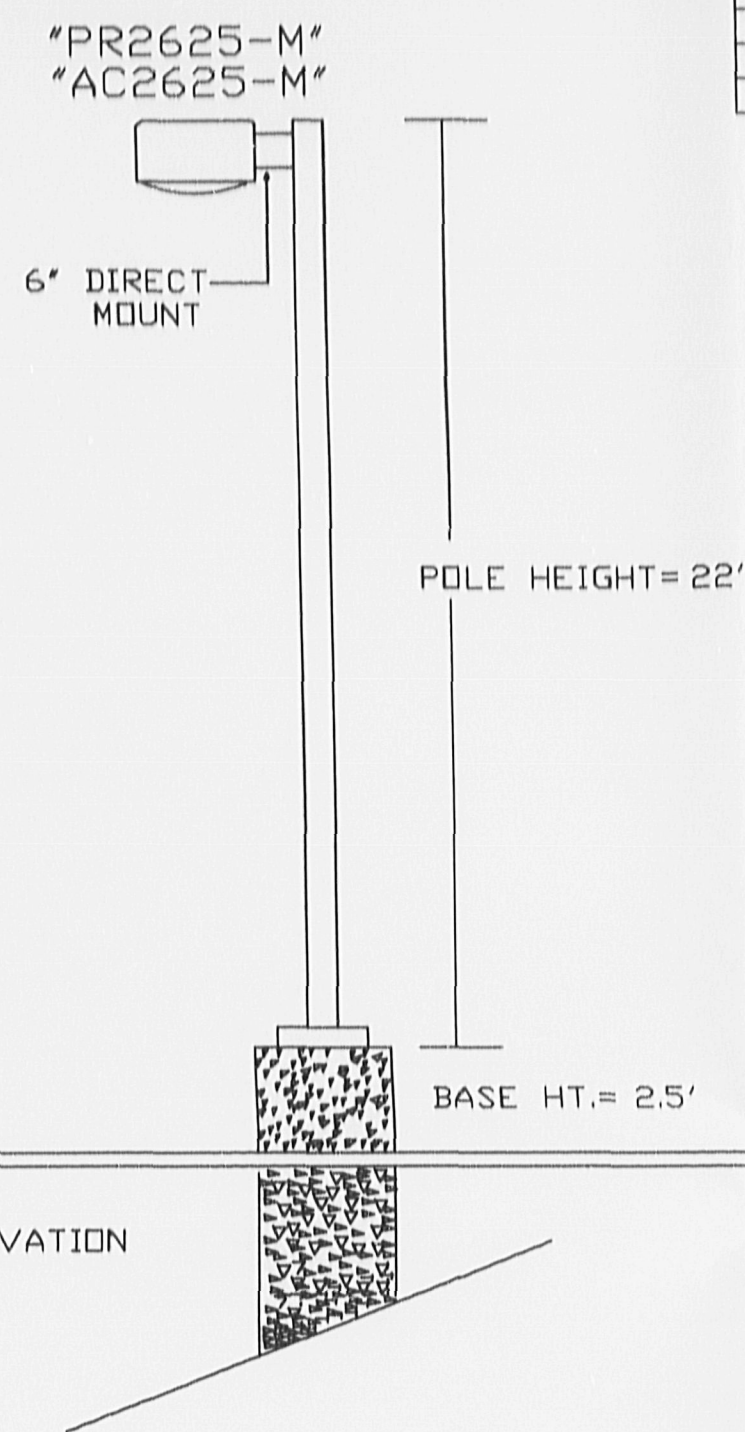
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 5-2-2006

Drawing: LANDSCAPING PLAN & DETAILS
Project: NEW OFFICE BUILDING FOR JOHN L. PIZZO ENTERPRISES, LLC
LITTLE BRITAIN ROAD TOWN OF NEW HINDSOR, N.Y.

5 OF 8
Project No. 0504

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●	3	PR440	SINGLE	22000	0.800	PR2625-M (250w psnh)
●	1	AC440	SINGLE	22000	0.800	AC2625-M (250w psnh)

(3) PS4S22C1BZ 22 x 4 x .125 Square steel poles
 *** Poles meet 130 mph wind zone requirements
 *** Fixtures mounted at 24.5' (22' pole + 2.5' afg base) w/no tilt



NOTE:
 THE FOOTCANDLE VALUES PRESENTED ON THIS DRAWING ARE EXCLUSIVE OF THE ILLUMINATION THAT WILL BE PROVIDED BY THE POLE WITH LUMINAIRE AT THE PROJECT ENTRANCE ONTO LITTLE BRITAIN ROAD. THE POLE WITH LUMINAIRE WAS INCORPORATED INTO THE PROJECT AFTER THE PREPARATION OF THE FOOTCANDLE VALUES.

NOTE:
 TOWN PLANNING BOARD RECOMMENDS A MINIMUM 0.5 FOOT CANDLES (fc). ADDITIONAL LIGHTING WILL BE PROVIDED BY THE OWNER AT THE ENTRANCE DOORS WHERE LIGHTING IS NOT 0.5 fc MINIMUM.

TOWN OF NEW WINDSOR PLANNING BOARD
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RUUD LIGHTING

800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

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Checked By: G.J.S.		Project: NEW OFFICE BUILDING FOR JOHN L. PIZZO ENTERPRISES, LLC	
Scale: 1"=20'		Project No. 0504	
Date: 5-2-2006		LITTLE BRITAIN ROAD TOWN OF NEW WINDSOR, N.Y.	

6 OF 8

EROSION & SEDIMENT CONTROL MEASURES

Temporary Diversion Scales

-Temporary diversion scales will be installed in the locations indicated on the drawing for the purpose of diverting stormwater. Scales shall be maintained until the regraded area is stabilized with permanent seeding.

Silt Fence

-Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

Land Grading

-Finish land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

-Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.

-Finish grading shall contain adequate gradients so as to prevent water from standing on the surface of lawns for more than 24 hours after the end of a rainfall.

-Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.

-Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

Dust Control

-Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils:

Material	Water Dilution	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	4:1	Coarse Spray	500
Latex Emulsion	125:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300

Temporary And Permanent Seedings

-Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. Within 14 days after construction activity ceases on any particular area of the site, all disturbed areas where there will not be construction for longer than 21 days shall be temporarily seeded and mulched to minimize erosion and sediment loss.

-Apply permanent seeding consisting of:
Empire Birdfoot trefoil or common white clover 8 lbs per acre
Plus tall fescue 20 lbs per acre
Plus Ryegrass 8 lbs per acre

-Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

-The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

Topsoil/Mulching

-Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

-Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.

-Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the lawn areas. Topsoil shall not be placed when it is partly frozen, muddy, non or frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.

-If soil is compacted or crusted, surface should be loosened to at least two inches by disk or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-750 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

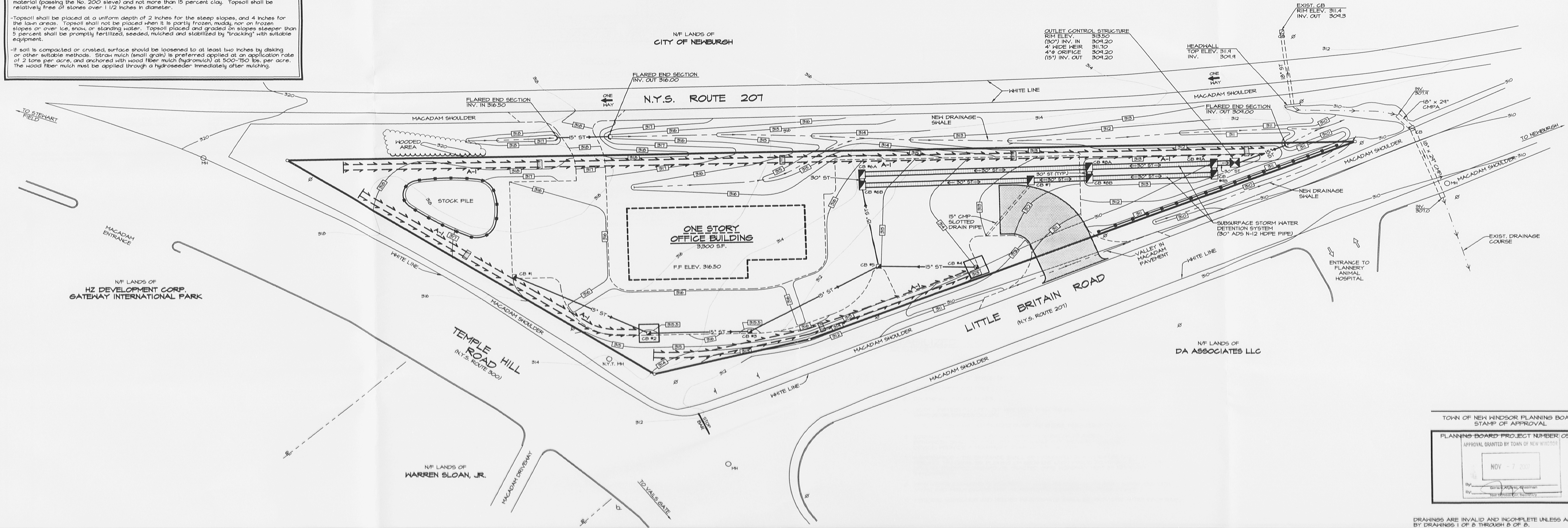
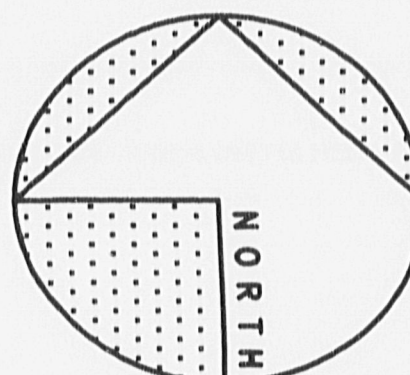
LEGEND

EXISTING

312 2' CONTOUR
310 10' CONTOUR

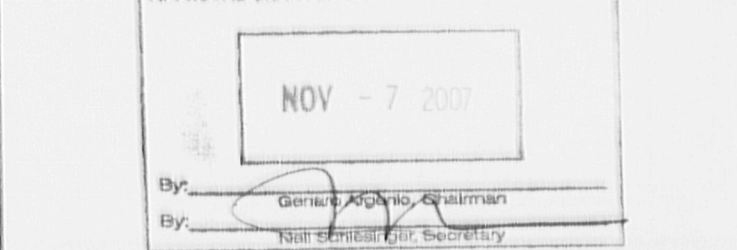
NEW

SILT FENCE
TEMPORARY DIVERSION SCALE
CATCH BASIN SEDIMENT TRAP
STABILIZED CONSTRUCTION ENTRANCE
STRAW BALE
FINISHED GRADE
CATCH BASIN
STORM SEWER



TOWN OF NEW HINDSOR PLANNING BOARD
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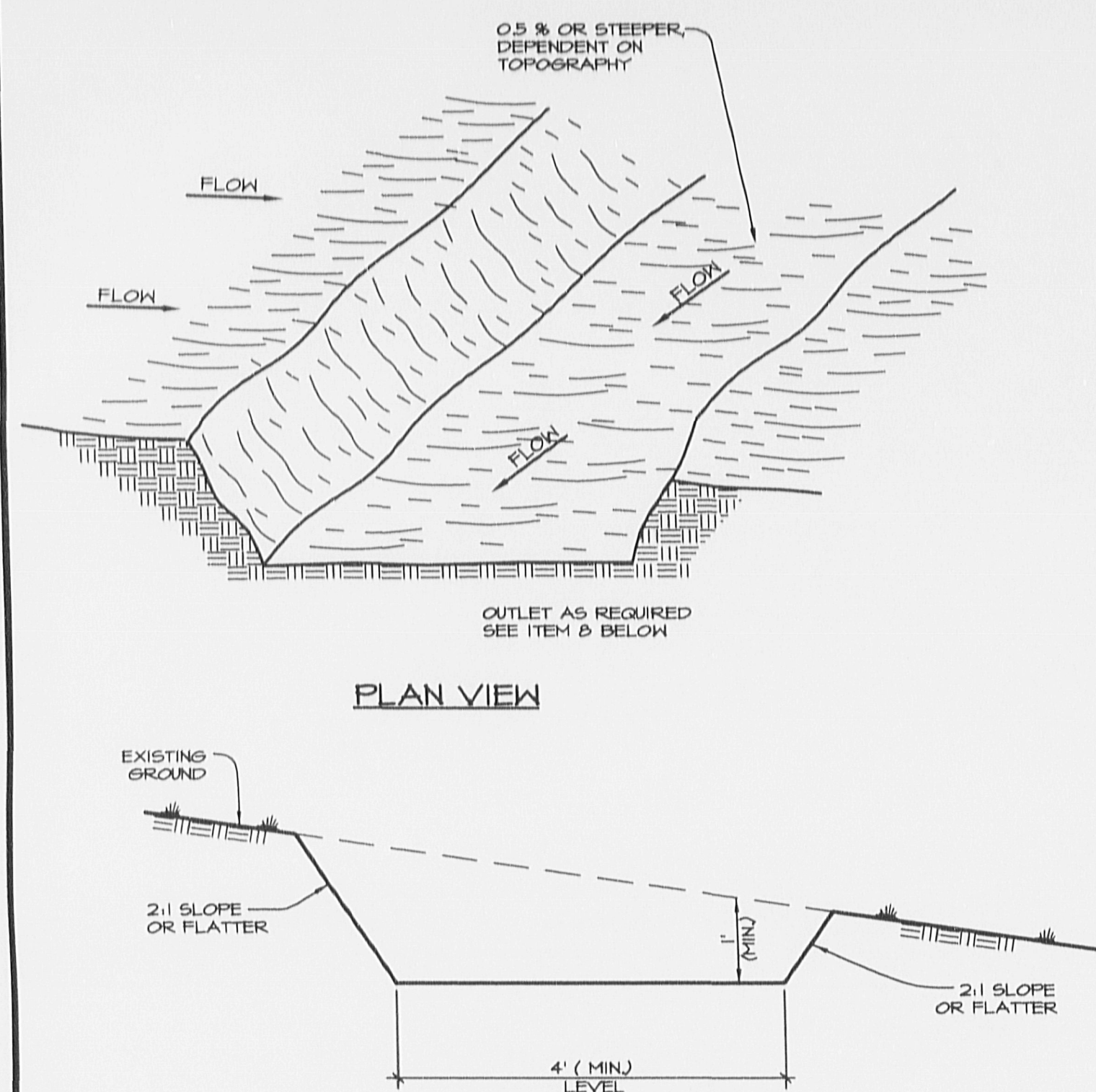
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7 OF 8
Project No. 0504



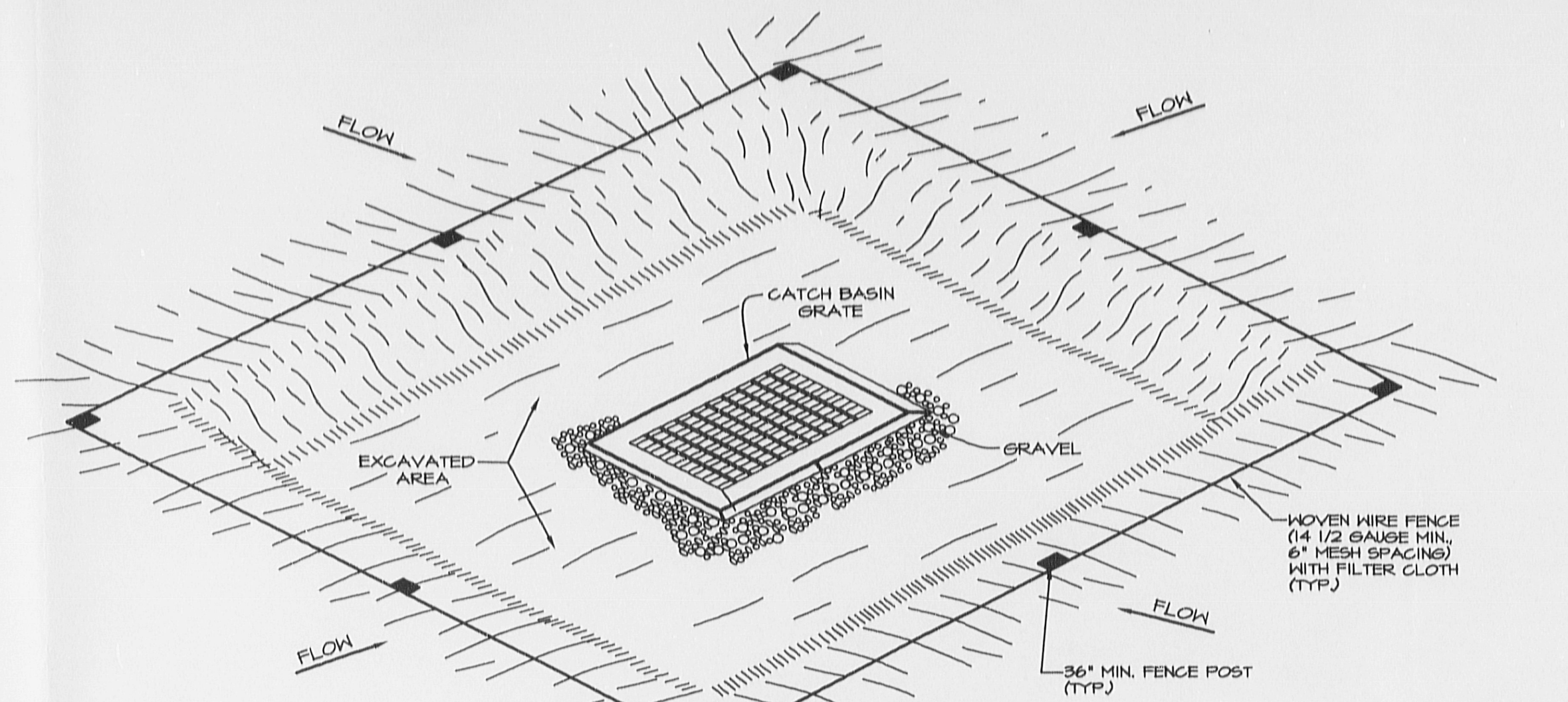
SECTION

TEMPORARY SHALE DETAIL

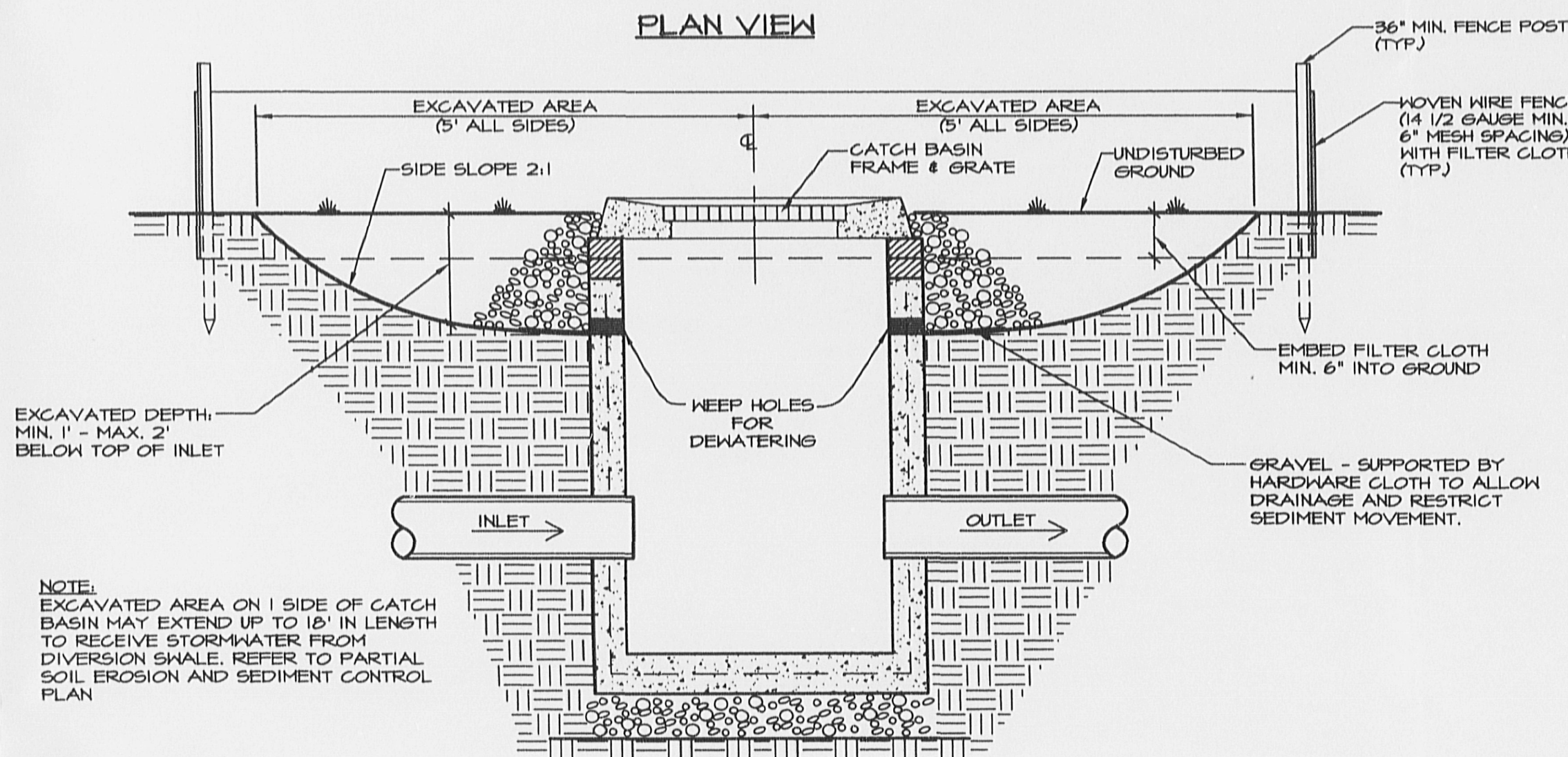
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- ALL TEMPORARY SHALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SHALE.
 - THE SHALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SHALE.
 - STABILIZATION SHALL BE AS PER THE CHART BELOW:
- | TYPE OF TREATMENT | CHANNEL GRADE | SHALE A
(5 AC. OR LESS) | SHALE B
(5 AC. - 10 AC.) |
|-------------------|---------------|----------------------------------|--|
| 1 | 0.5-5.0 % | SEED AND STRAW MULCH | SEED AND STRAW MULCH |
| 2 | 3.1-5.0 % | SEED AND STRAW MULCH | SEED USING JUTE OR EXCELSIOR |
| 3 | 5.1-8.0 % | SEED WITH JUTE OR EXCELSIOR, SOD | LINED RIP-RAP 4"-8" RECYCLED CONCRETE EQUIVALENT |
| 4 | 8.1-20 % | LINED 4"-8" RIP-RAP | ENGINEERED DESIGN |
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



PLAN VIEW



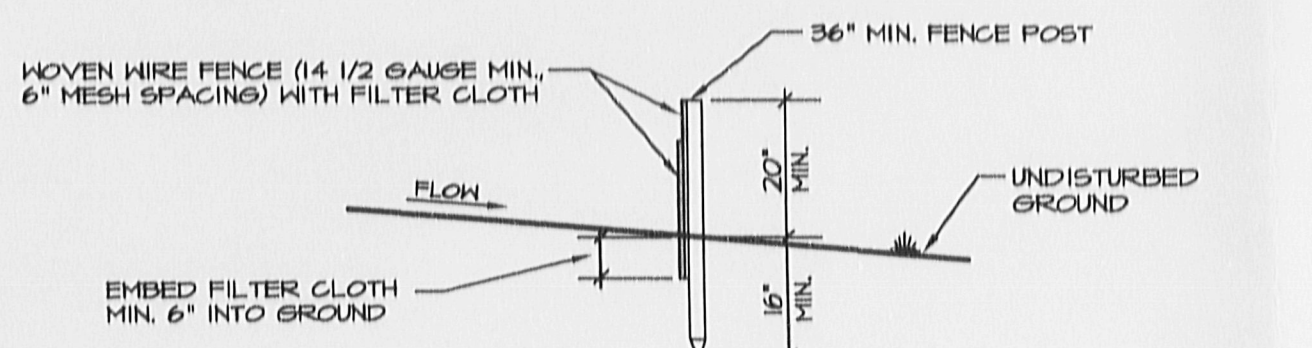
SECTION

CATCH BASIN SEDIMENT TRAP

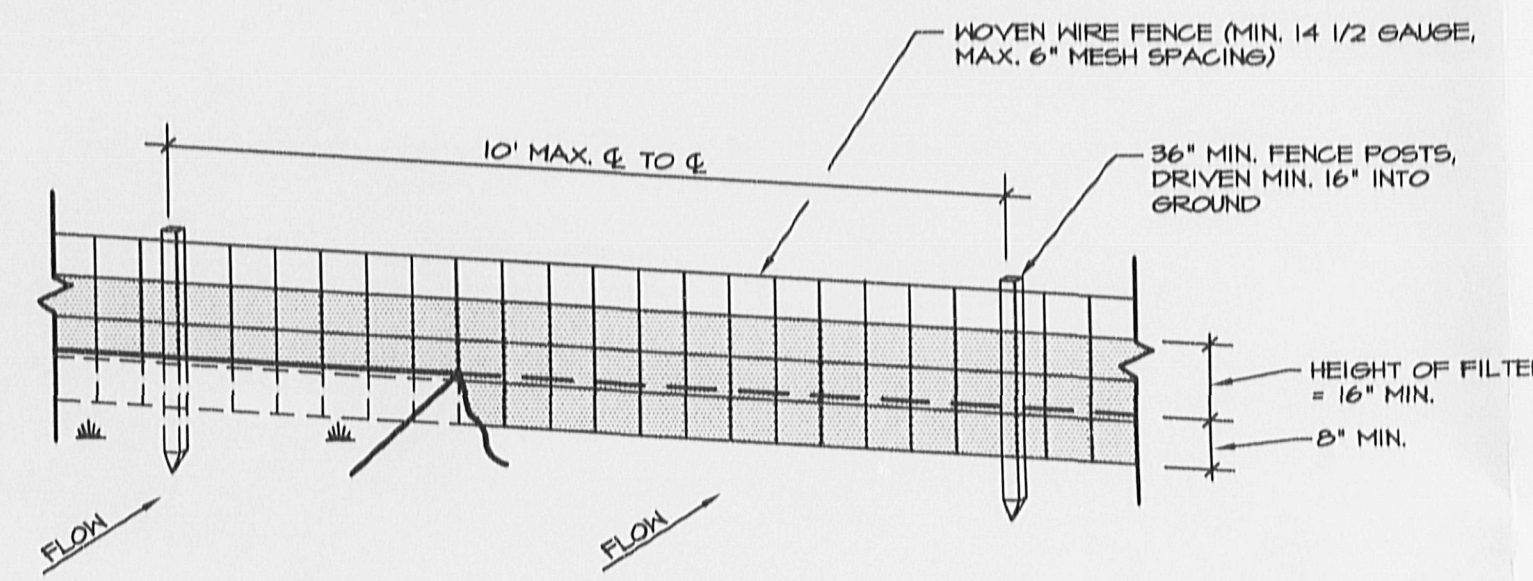
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CONSTRUCTION SPECIFICATIONS

- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- THE VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT SLOPES SHALL BE 1:1 OR FLATTER. MAXIMUM DRAINAGE AREA: 5 ACRES.
- KEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL KEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDINGS.



SECTION



PERSPECTIVE VIEW

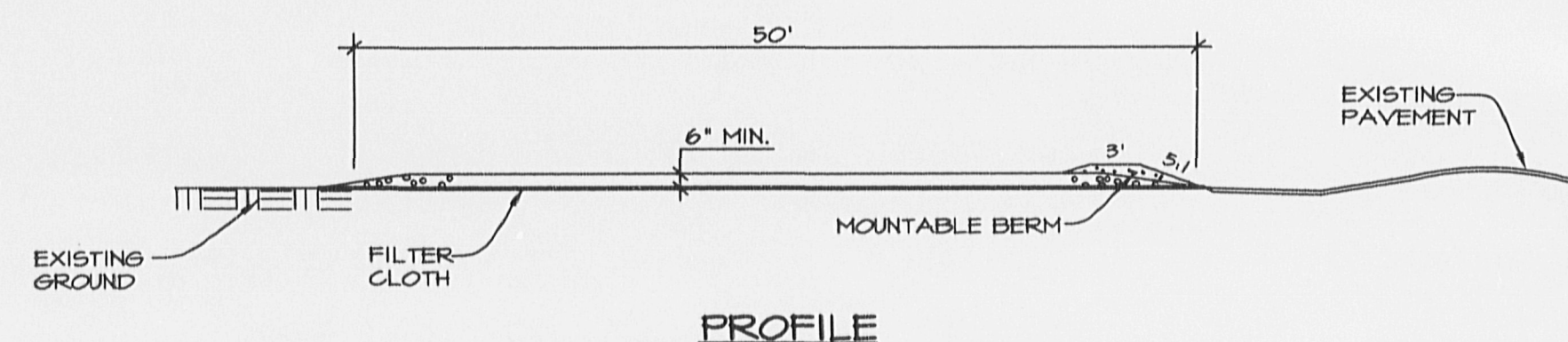
SILT FENCE DETAIL

NOT TO SCALE

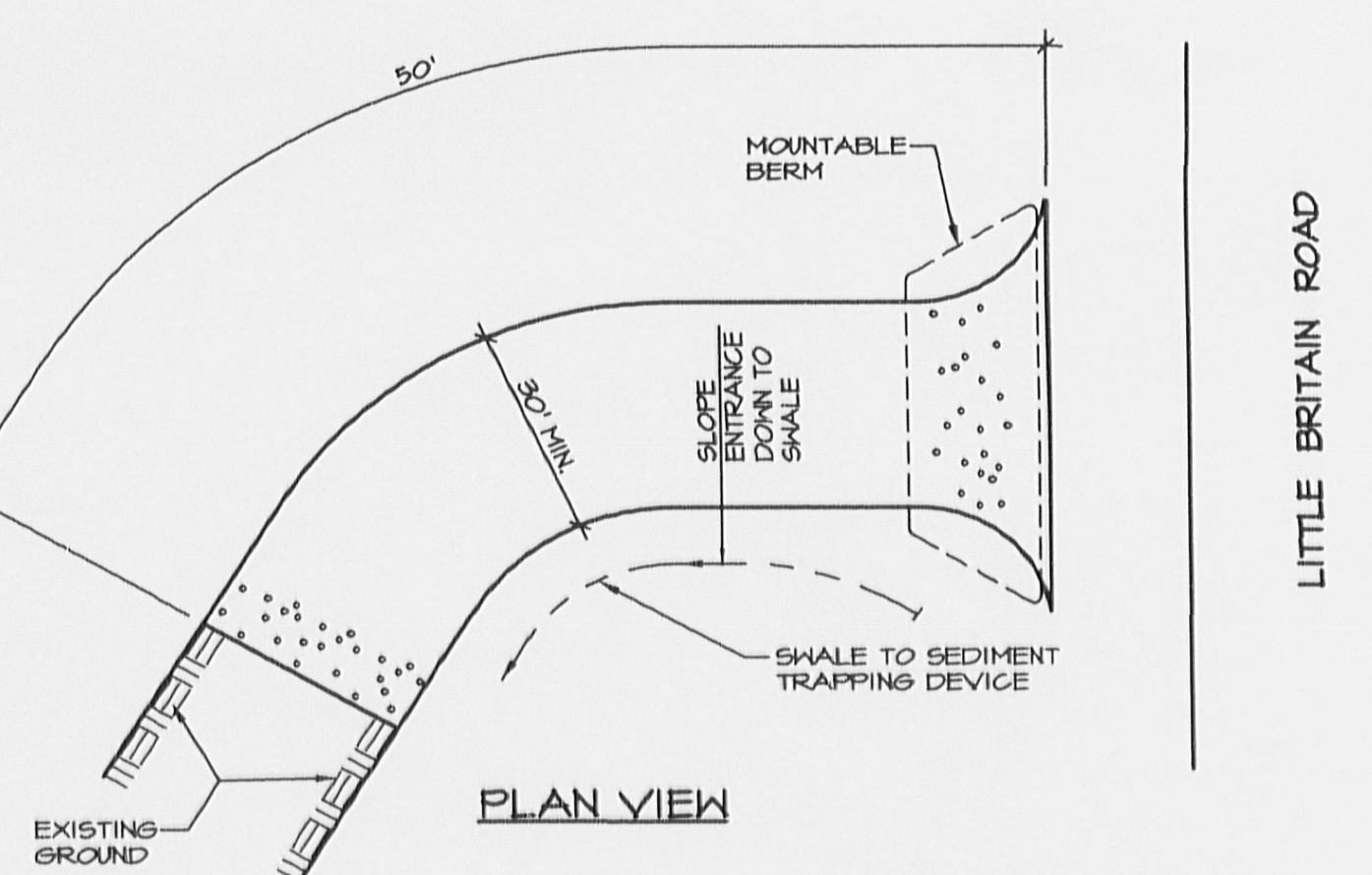
CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA 1140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOTAB, ENVIROFENCE, OR APPROVED EQUAL



PROFILE



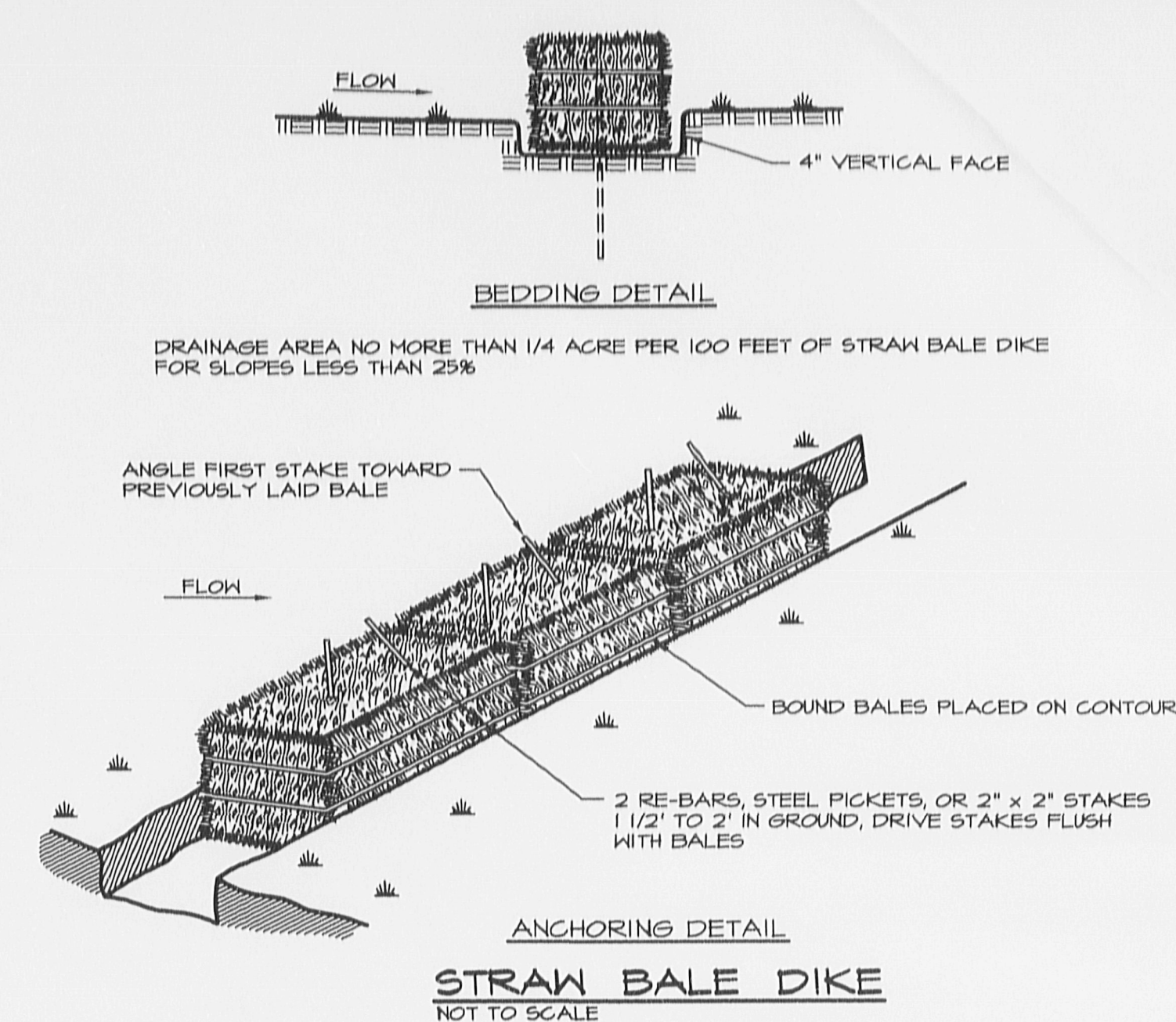
PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - FIFTY (50) FEET
- THICKNESS - SIX (6) INCHES.
- WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
- WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STRAW BALE DIKE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

TOWN OF NEW HINDSOR PLANNING BOARD
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Town Engineer

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SOIL EROSION & SEDIMENT CONTROL DETAILS
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LITTLE BRITAIN ROAD TOWN OF NEW HINDSOR, N.Y.

8 OF 8
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